



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8321

• House - Monpazier •



## DETAILS

**Land surface:** 3652 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** MIXTE FIOUL ET PAC

**Drainage/sewage:** Septic tank

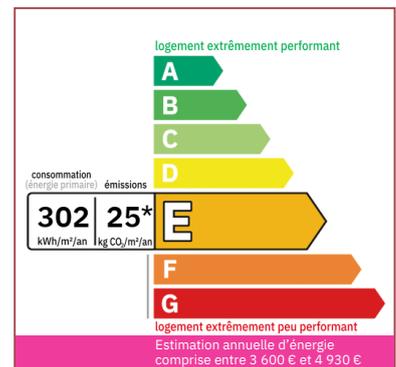
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



Just 10 minutes from shops, this charming and authentic property offers a welcoming main house, a swimming pool adorned with a dovecote, and various outbuildings. The grounds are landscaped with trees and flowers.

170 m<sup>2</sup> living

3 652 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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Price fees included

371 000 €

Agency fees: 6 % VAT included\*

Price without fees: 350 000 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°8321 •

This house (converted from two former sheepfolds connected by a stone outbuilding) offers a cozy atmosphere within its 170 m<sup>2</sup> of living space: an entrance hall (14 m<sup>2</sup>) with built-in wardrobes, a kitchen/dining room of approximately 31.3 m<sup>2</sup> (with a fireplace), a welcoming living/dining room (22.7 m<sup>2</sup>) with a wood-burning stove, a library (17 m<sup>2</sup>) with a mezzanine, a bedroom (16.4 m<sup>2</sup>) with a toilet (macerator), a shower room (shower and washbasin), two further bedrooms (16.3 m<sup>2</sup> and 10.6 m<sup>2</sup>), a bathroom (7.2 m<sup>2</sup>) (double vanity, bathtub, toilet), a dressing area, a vestibule, and a boiler/laundry room (oil-fired boiler and interface for the outdoor heat pump).

Double-glazed and secondary-glazed windows. Heating is provided by a combination of oil-fired boiler and heat pump.

The electrical panel and sanitation system have been recently updated.

The pool equipment was replaced in 2024.

The actual energy consumption declared by the owners for heating the house is as follows: in 2024, the annual cost was €3,998, and in 2025, it was €3,140 (due to a change of supplier during this period) + approximately €200 for heating oil per year.

Several outbuildings (of manageable size) are spread across the property: an annex to be renovated (34.3 m<sup>2</sup>), a garage (39.2 m<sup>2</sup>), a workshop, sheds, a cellar, a conservatory, a carport, a woodshed, a dovecote, and a utility room. There is also a shelter (with an old bread oven) and a summer kitchen area (22.9 m<sup>2</sup>).

The property boasts a beautiful landscaped garden with mature trees and flowers, and features a 10.5 x 5 m chlorine swimming pool (with equipment completely replaced in 2024).

