



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8321

• House - Monpazier •



DETAILS

Land surface: 3652 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: MIXTE FIOUL ET PAC

Drainage/sewage: Septic tank

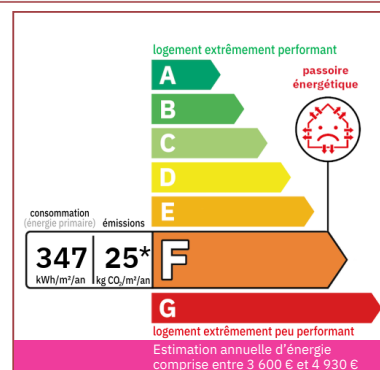
Swimming pool: Yes

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



10 minutes from the shops, this charming and authentic property offers a warm living space, a swimming pool with a dovecote, and various outbuildings. The property is surrounded by a wooded and flowery park.

170 m² living

3 652 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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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 residential house (converted from two former sheepfolds connected by a stone building) offers a cozy atmosphere throughout its 170 m² (1740 sq ft) of living space: an entrance hall (14 m²) with built-in cupboards, a kitchen/dining room of approximately 31.3 m² (with fireplace), a cozy living room (22.7 m²) with an insert fireplace, a library (17 m²) with a mezzanine, a bedroom (16.4 m²) with its own toilet (macerator), a shower room (shower and washbasin), two additional bedrooms (16.3 and 10.6 m²), a bathroom (7.2 m²) (two sinks, bathtub, toilet), a dressing area, an airlock, and a boiler room/laundry room (oil-fired boiler and interface for the outdoor heat pump).

Double-glazed and secondary-glazed windows. Combined oil-fired and heat pump heating. The electrical panel and sanitation system have been recently redone. The swimming pool machinery was renewed in 2024.

Various outbuildings (on a manageable scale) are spread across the grounds: an annex to be converted (34.3 m²), a garage (39.2 m²), a workshop, sheds, a cellar, a glass roof, a carport, a woodshed, a dovecote, and a technical room. A shed (with an old bread oven) and a summer kitchen area (22.9 m²) are also available.

Magnificent wooded and flowered grounds boasting a 10.5 x 5 m chlorine-treated swimming pool (the machinery will be completely redone in 2024).

