



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8525

• House - Monpazier •



## DETAILS

**Land surface:** 531 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Pompe à chaleur avec plancher chauffant au RdC et radiateurs au RdI

**Drainage/sewage:** Everything in the sewer

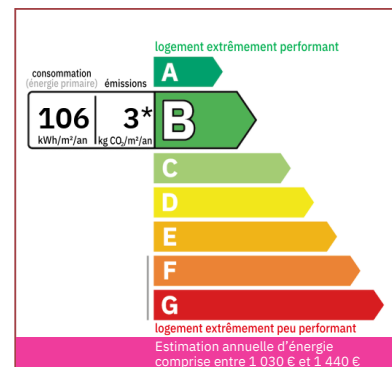
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



In a village with fascinating historical attractions, a comfortable, carefully restored stone house with impressive views and a layout that allows for single-level living.

157 m<sup>2</sup> living

531 m<sup>2</sup>

Non-binding document

- Villeréal -  
17 place de la Halle  
47210 Villeréal  
Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

302 100 €

Agency fees: 6 % VAT included\*

Price without fees: 285 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8525 •

Comfortable, renovated stone house comprising on the ground floor:

a living/dining room (51.8 m<sup>2</sup>) with a fireplace and access to a rear terrace/garden, a fitted kitchen (11.2 m<sup>2</sup>), two bedrooms (17 and 14.4 m<sup>2</sup>), a bathroom (7.4 m<sup>2</sup>) with a washbasin, bathtub, and shower, and a toilet.

On the garden level (accessible via an internal staircase from the living room or the garden): a hallway (19 m<sup>2</sup>), a bedroom (10.2 m<sup>2</sup>), an office (11.2 m<sup>2</sup>), a laundry room (4.15 m<sup>2</sup>), a shower room (3.9 m<sup>2</sup>) with a washbasin, shower, and toilet, a storage cupboard (3.2 m<sup>2</sup>), a boiler room (11 m<sup>2</sup>), and a cellar.

The layout of the two levels could easily allow for the garden level to be made independent.

Heat pump heating supplying underfloor heating on the ground floor and radiators upstairs. Double-glazed aluminum windows. Mains drainage.

Storage room (in the basement).

Landscaped garden bordered by hedges with a well.

