



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8603

• House - Monpazier •



## DETAILS

**Land surface:** 300 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Fuel oil

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

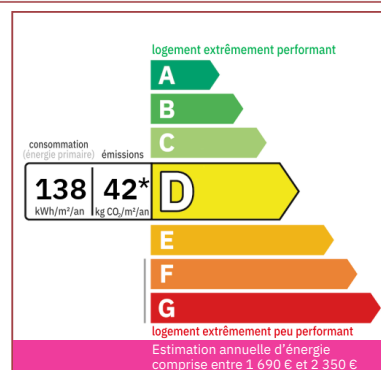
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1600



In the heart of Monpazier, southern Dordogne, a renovated stone house of approximately 170 m<sup>2</sup> with 5 bedrooms and two bathrooms on a 386 m<sup>2</sup> plot with a swimming pool. A real gem.

170 m<sup>2</sup> living

300 m<sup>2</sup>

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Price fees included

360 400 €

Agency fees: 6 % VAT included\*

Price without fees: 340 000 €

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





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## • Description ref n°8603 •

Stone village house with garden and swimming pool on a 386 m<sup>2</sup> plot.

The renovated house, approximately 170 m<sup>2</sup>, comprises:

On the ground floor, an entrance hall, a fitted kitchen with a central island opening onto a dining room, a living room, an office, a shower room, and a separate toilet.

On the first floor, a landing leads to three bedrooms with built-in wardrobes, a bathroom with double vanity, and a separate toilet.

On the second floor, a landing opens onto a small sitting room and two attic bedrooms.

The outbuildings include a cellar, a utility/boiler room with storage space, and an attic.

Outside, there is a courtyard with access to the garden, which features a 9m x 4m saltwater swimming pool.

The windows are double-glazed wood.

The heating system is oil-fired.

