



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8681

• House - Monpazier •



## DETAILS

**Land surface:** 28 ha

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

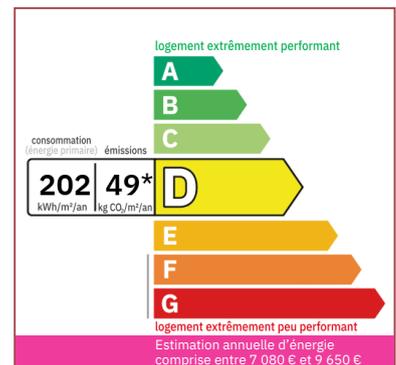
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1550



30 km south of Bergerac, at the foot of one of the most beautiful castles in the Dordogne, 15th century residence comprising a house, gîtes currently being renovated and outbuildings on approximately 28 hectares of meadows and

338 m<sup>2</sup> living

280 000 m<sup>2</sup>

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Price fees included

645 000 €

Agency fees: 5 % VAT included\*  
Price without fees: 614 300 €

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



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## • Description ref n°8681 •

15th century fortified stone house with main building of approximately 340m2 in a U shape comprising a main house, a second currently being renovated and outbuildings on a plot of almost 28 hectares.

The first wing used as accommodation consists of; On the ground floor, an entrance hall, a main living/dining room with closed insert and cathedral ceiling, a fitted kitchen, a back kitchen, two bedrooms, two shower rooms with toilets and a laundry room.

The first floor, accessible by a stylish staircase in the main room, leads to a landing used as a living room, three attic bedrooms, two bathrooms with toilets and a dressing room.

The second wing, currently being renovated, consists on the ground floor of a reception room, a large hall and four gîtes, each with a bedroom and a shower room with toilets.

Upstairs, two large rooms with four gîtes identical to those on the ground floor. The central wing houses a large garage with the boiler, a workshop on two floors, the fortified tower and annexes.

Outside, the courtyard decorated with a large pond and a landscaped garden gives access to the land on which a barn of approximately 600 m2.

Oil heating

Double-glazed frames

The roofs are in good condition for the most part but need to be revised, particularly at the level of the outbuildings according to the owner.

Individual sanitation system functional but not compliant.

