



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8749

• House - Monpazier •



DETAILS

Land surface: 200 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

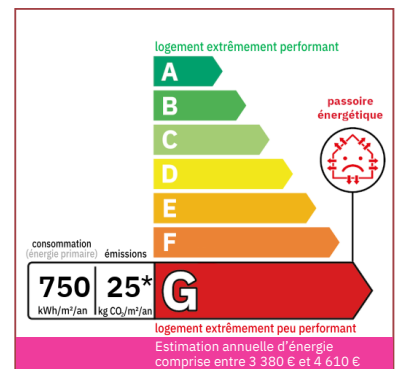
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1850



Exceptional house in the heart of the village of Monpazier in the Dordogne, 30 km from Bergerac. Two-story house with garage, garden, and swimming pool. The main house is approximately 265 m², and there is a guest house of 56 m²

265 m² living

200 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

599 000 €

Agency fees: 5,3 % VAT included*

Price without fees: 569 000 €

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



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The stone house, facing east/west, enjoys two views: one overlooking the central square, and the other offering panoramic views of the countryside.

There are three entrances on the facade: one from the street, a 5 sq m hall leading on either side to a 22 sq m fitted and equipped kitchen, a pantry, a utility room with built-in cupboards, and an exterior door.

A 28 sq m dining room opens onto a 54 sq m sunroom, which in turn opens onto the garden. There is also a 29 sq m living room with a fireplace.

An entrance hall with a front door leads to a hallway, a WC, and a staircase to the upper floor.

On the first floor, a bright hallway leads to a 26 sq m master suite with a private bathroom, WC, and access to a 20 sq m mezzanine tower used as an office. There is also a 10 sq m bedroom, a dressing room with a shower room and WC, and a staircase to the attic. At the rear of the house, on the west side facing the street and accessible via an interior staircase, there is a garage, a laundry room, a woodshed, and a boiler room (oil-fired central heating), as well as a pool equipment room.

Outside, there is a terraced garden and a covered terrace with a pleasant kitchen, a heated kidney-shaped swimming pool, and a children's pool. A separate, furnished, single-story house of approximately 56m² comprises an entrance hall, a shower room, a toilet, three bedrooms, and a bathroom with a toilet.

A carriage entrance from the street provides this part of the house with its own independent access.

