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

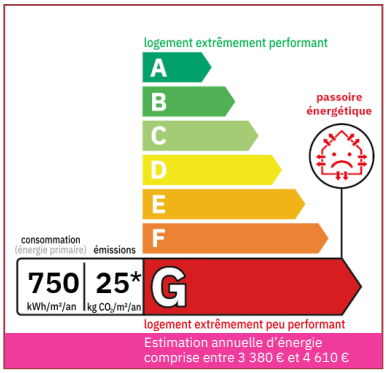
Swimming pool: Yes

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 southeast of Bergerac. The house is on two levels with a garage, garden, and swimming pool. The main house is approximately 265 m², and there is also

265 m² living

200 m²

Non-binding document

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

565 000 €

Agency fees: 5,6 % VAT included*

Price without fees: 535 000 €

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

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• Description ref n°8749 •

The stone house, facing east/west, enjoys two views: one overlooking the central square, the other a commanding view of the countryside.

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 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.

A hall with an entrance door, a corridor, a WC, and a staircase lead to the first floor.

On the first floor: a very 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 leading to the attic. At the rear of the house: on street level, on the west side, 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: a terraced garden and a covered terrace with a pleasant kitchen, a heated kidney-shaped swimming pool, and a children's pool. A separate, single-story house of approximately 56 m² comprises an entrance hall, a shower room, a toilet, three bedrooms, and a bathroom with a toilet. A carriage entrance from the street provides independence for this part of the property.









