



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8749

• House - Monpazier •



## DETAILS

**Land surface:** 200 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

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

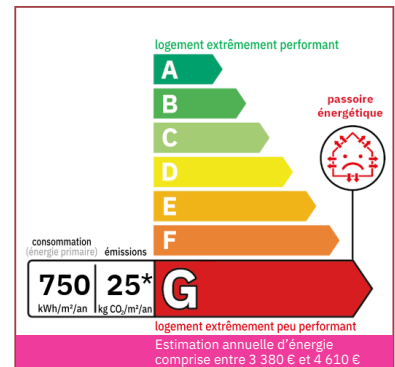
**Swimming pool:** Yes

**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. This two-story house features a garage, garden, and swimming pool. The main house is approximately 265 m<sup>2</sup>, and there is a guest

265 m<sup>2</sup> living

200 m<sup>2</sup>

- Villeréal -

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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, 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 56m<sup>2</sup> 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.

