



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8787

• House - Monpazier •



## DETAILS

**Land surface:** 301588 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel électrique et bois

**Drainage/sewage:** Septic tank

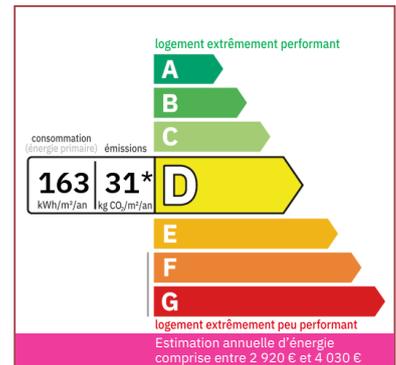
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1800



South Dordogne, charming character stone property consisting of two houses with 4 bedrooms and 3 bathrooms as well as outbuildings including a stable with 4 boxes on a 30 ha plot with swimming pool.

236 m<sup>2</sup> living

301 588 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>  
thibaut@valadie-immobilier.com

Price fees included

615 000 €

Agency fees: 3,4 % VAT included\*  
Price without fees: 595 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8787 •

Stone property with a main house, a secondary house, and outbuildings on a plot of 301,588 m<sup>2</sup>.

The main house comprises:

On the ground floor, an entrance hall, a main room of approximately 68 m<sup>2</sup> with a fitted kitchen and central island opening onto the living/dining room (fireplace and wood-burning stove), a suite with a walk-in shower and toilet, a storage room with laundry and pantry space, and a toilet with washbasin.

Upstairs, a landing, two attic bedrooms, and a shower room with toilet. Oil-fired central heating and air conditioning.

The single-story secondary house comprises:

A main room with a fitted kitchen opening onto a living/dining room equipped with a wood-burning stove, a bedroom, and a shower room with toilet.

Electric heating.

All windows and doors are double-glazed wood.

The outbuildings comprise:

- A stable of approximately 100 sq m with 4 horse stalls and a storage room.
- A barn of approximately 30 sq m divided into 2 identical rooms.
- A shed.
- Several cellars, workshops, and various outbuildings.

Outside, several partially covered terraces provide access to a parking area and then to a fenced, wooded park with a 10m x 5m swimming pool and travertine deck.

Meadows and woods complete this exceptional equestrian property.

