



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8804

• House - Monpazier •



## DETAILS

**Land surface:** 50 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

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

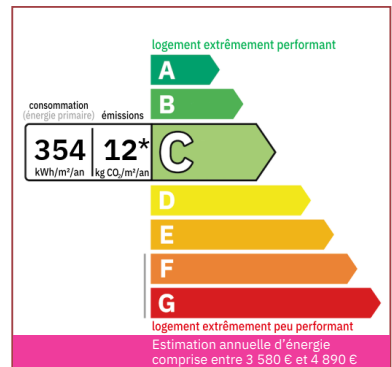
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1850



In the heart of the fortified town of Monpazier, a semi-detached stone village house on two levels, with a courtyard of approximately 50m<sup>2</sup>, four bedrooms, and two bathrooms.

110 m<sup>2</sup> living

50 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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Price fees included

286 000 €

Agency fees: 5,9 % VAT included\*

Price without fees: 270 000 €

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



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## • Description ref n°8804 •

Village house, approximately 110 m<sup>2</sup> of living space, semi-detached stone building, with a courtyard.

On the ground floor: a hallway leading from the street to a living/dining room with two wooden alcoves, and from the courtyard to a kitchen with an open fireplace, a bedroom, and a shower room with WC.

Upstairs: three bedrooms, a shower room, and a separate WC.

An attic suitable for conversion, currently comprising a bedroom and storage space.

Access to a separate, convertible attic in the courtyard.

Access via a small alley.

