



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8850

• House - Monpazier •



## DETAILS

**Land surface:** 5775 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

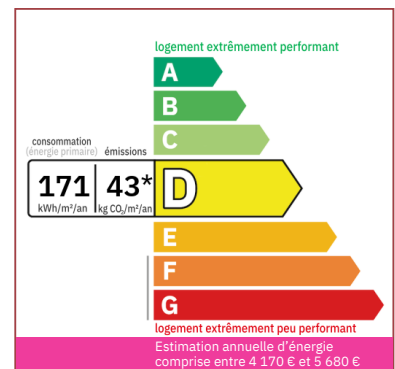
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Monpazier area, charming house combining stone and modernity of approximately 212 m<sup>2</sup> with 6 bedrooms and 3 bathrooms on a plot of almost 5800 m<sup>2</sup>.

212 m<sup>2</sup> living

5 775 m<sup>2</sup>

Non-binding document

Pricaz Thibaut  
Agent commercial  
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Price fees included

454 740 €

Agency fees: 6 % VAT included\*  
Price without fees: 429 000 €

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



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## • Description ref n°8850 •

House of approximately 212 sq m with a guest house and swimming pool on a 5775 sq m plot.

The main house comprises:

On the ground floor, an entrance hall, a fully equipped kitchen opening onto a dining room, a living room with a fireplace, two bedrooms, a shower room, a pantry, and a separate toilet.

Upstairs, three bedrooms, two bathrooms, and a separate toilet.

In the basement, with access to the garden, is the guest house with a bedroom, shower room, and toilet, a laundry room, and a storage room with a boiler room (oil-fired boiler).

The windows are double-glazed.

Outside, a covered terrace leads to a wooded park with a 9m x 4m heated saltwater swimming pool with a safety cover.

Compliant individual septic system.

