Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8942 • House - Monpazier •



DETAILS

Land surface: 52103 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

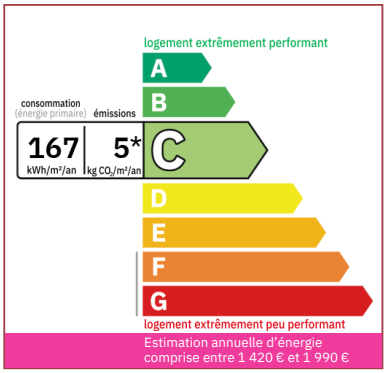
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1879



Beautiful stone property from 1879, completely restored on its 5 hectares consisting of a house of 212 m2, habitable on one level, completely renovated and its outbuildings. Quiet location, not isolated, 10 minutes from shops.

212 m² living

52 103 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

499 000 €

Agency fees: 6 % VAT included*
Price without fees: 470 755 €

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

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• Description ref n°8942 •

Stone house entirely restored between 2016 and 2024, with a living area of approximately 212 m2 which consists of: two entrances, one to an equipped kitchen (33m2), the other to a living room of 40m2 with a mezzanine 9, 65 m2.
A distribution corridor of 12 m2 which serves a bedroom of 11 m2 with bathroom (sink, toilet), a mezzanine 9.65 m2.
A master suite of 18.50 m2 with bathroom (2 sinks, toilet) and a dressing room of 2 m2.
A cellar (clay floor) of 15 m2 and a laundry room of 5 m2.
Upstairs: a bedroom of 20 m2.

Entrance door opening onto a distribution corridor of 8.49 m2 which serves a bedroom of 26 m2, a laundry room of 6 m2 with a bathroom of 7 m2.

Wood and electric heating. Roof of the house redone in 2022
3 solar panels for domestic hot water.
2 photovoltaic panels which power the boiler pumps.

Adjoining the house: an open terrace of 88 m2 plus a stable of 42 m2.
An old stone garage of 17 m2.
A stone pigsty of 18 m2.
A second pigsty (3 boxes) of 9 m2 each.
A shed for 3 cars of 85m2 adjoining the house.
Pond at the back of the house of 200 m2.
Buried rainwater collector with a capacity of 5000 L.

Land with an area of 52,103 m2
Ideal for horses.





