



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9003

• House - Monpazier •



DETAILS

Land surface: 0 m²

Number of bedrooms: 2

Number of levels: 3

Type of heating: Wood

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

DPE en cours

A rare opportunity to acquire one of the Dordogne's oldest and most beautiful houses, located in Monpazier, one of the "beaux villages" of France.

137 m² living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

265 000 €

Agency fees: 6 % VAT included*

Price without fees: 250 000 €

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



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• Description ref n°9003 •

A rare opportunity to acquire one of the Dordogne's oldest and most beautiful houses, located in Monpazier, one of the "beaux villages" of France.

To sum up, this south facing property is one of the oldest in the town with fabulous views in one of France's most beautiful villages. Monpazier is only 30 minutes from the nearby Bergerac airport.?

La Porte Sud is one of the earliest stone fortifications in the village of Monpazier; a 13th-century bastide town, founded and built in 1284 by King Edward I of England, who was also the Duke of Gascony. It was also the home to Eleanor of Aquitaine and Richard II of England for a time. Nearby is the Château Biron and the Dordogne River.

The house, with approximately 120 square metres of floor space over four floors, has stone walls over a metre wide and the exposed wooden beams cry warmth, charm and a sense of peaceful history to all who enter.

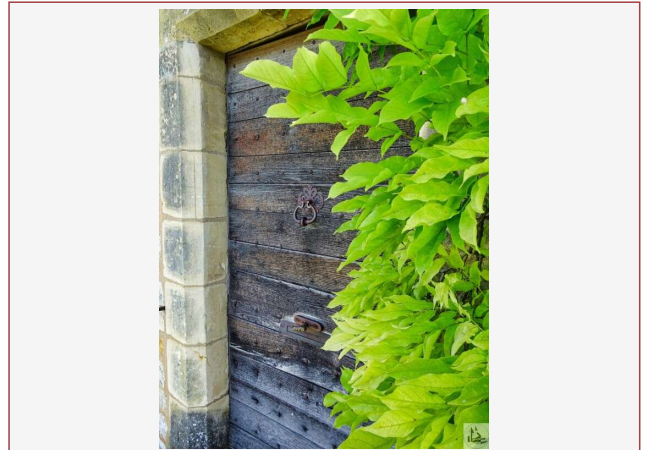
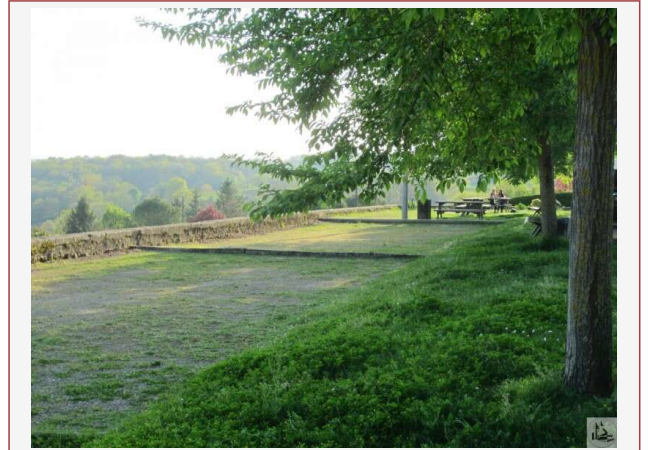
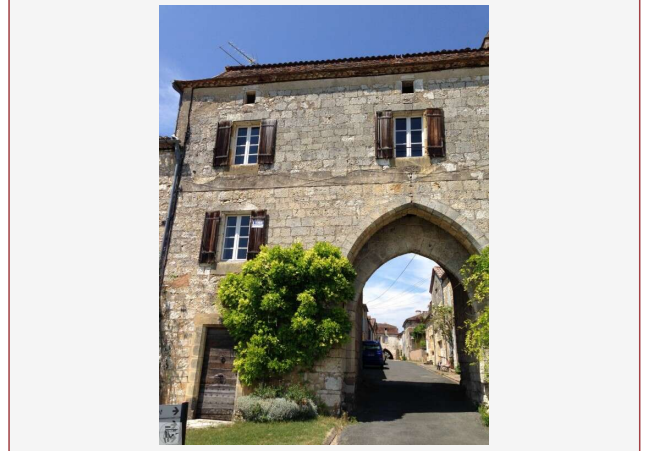
With an insulated roof and in excellent condition, heating is provided for via electricity for water, or by the wood burner and fire for general winter warmth (November - March)

It has been sympathetically renovated over the years and comes with a clean bill of health and is certified as having No Termites, No Lead, No Asbestos and good electrical systems.

Description of the house :

The ground floor consist of the entrance hall with separate WC, an under stairs storage area, old stone features, wooden beams and tiled floor.

Ascending the old wooden stairs to the first floor takes you to the Kitchen, which has been sympathetically designed to blend with the houses architectural heritage, yet combining all the usual modern appliances. Included in the sale is the beautiful large Godin wood burner, which is more than capable with its 10W thermal output of warming the house in the colder months.



Continuing up the next flight of stairs brings you to the