



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9175

• House - Monbazillac •



DETAILS

Land surface: 1512 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Climatisation réversible

Drainage/sewage: Septic tank

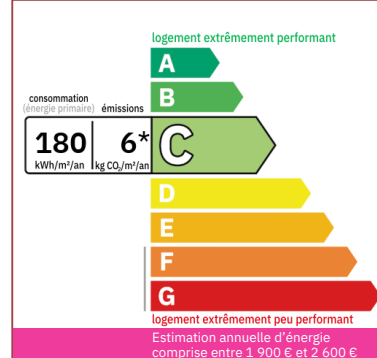
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified



A main house with 2 bedrooms, living room, kitchen, terrace and swimming pool. A second house, currently rented, with 2 bedrooms, a living room, terrace and garden.

203 m² living

1 512 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

445 000 €

Agency fees: 5 % VAT included*

Price without fees: 423 810 €

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



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Just 17 minutes from Bergerac, a Périgord-style house with two separate living spaces under one roof, comprising:

A main house of approximately 130 m² of living space, including:

- An entrance leading into a dining room of approximately 31.07 m², with wood-effect tiled flooring, French doors opening onto the terrace, and a staircase to the upper floor.
- A living room of approximately 42.67 m², with tiled flooring, three French doors, and access to a covered terrace.
- A fully fitted and equipped kitchen of approximately 14.5 m² (induction hob with integrated extractor hood, oven, microwave, wine cellar). Skylight.
- A hallway of approximately 2 m², with tiled flooring.
- A shower room of approximately 4.5 m², with a shower and a sink.
- A separate toilet of approximately 1.6 m². - A bedroom of approximately 10.2 m², tiled floor, custom-built closets along one entire wall.

Upstairs:

- A bedroom of approximately 16.6 m², laminate flooring, one window.
- A walk-in closet of approximately 7.7 m².
- A partially covered terrace of approximately 200 m².
- A heated swimming pool measuring 8m x 4m with Roman steps, depth ranging from 1.1m to 1.75m, chlorine-treated.
- A two-car wooden garage (approximately 40 m²), concrete floor.
- A fish pond with filtration system.



Additional information: