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

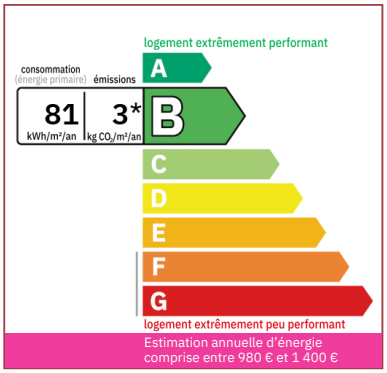
Swimming pool: Yes

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

Non-binding document

- 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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• Description ref n°9175 •

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: