



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9264

• House - Monpazier •



DETAILS

Land surface: 5987 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

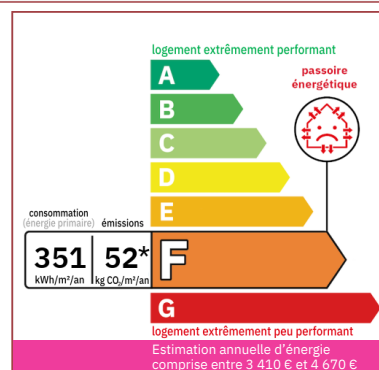
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1900



Monpazier area, very beautiful character property consisting of a main house of approximately 200 m², a gîte, a swimming pool and outbuildings on a plot of almost 6000 m².

265 m² living

5 987 m²

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Price fees included

790 000 €

Agency fees: 5 % VAT included*

Price without fees: 752 400 €

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



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Stone property with a house, a gîte, a swimming pool, and outbuildings on a 5987 m² plot.

The main house, approximately 200 m², comprises:

- On the ground floor: an entrance hall leading to a living room with a fireplace, a sitting room with a fireplace, a separate fitted kitchen opening onto a dining room, a suite with an en-suite shower room and toilet, and a separate toilet.
- Upstairs: a suite with a bathroom, a separate toilet, and an attic suitable for conversion.
- On the second floor: a bedroom in the dovecote.

The detached gîte, approximately 65 m², comprises:

On the ground floor: an entrance hall leading to a living/dining room with a wood-burning stove and a fitted kitchen.

Upstairs: two bedrooms and a bathroom with a toilet.

Adjoining the main house is a conservatory and a library.

The outbuildings comprise:

- A separate summer lounge of approximately 60 sq m with a mezzanine.
- A barn.
- A room housing the boiler room, laundry room, and pool equipment room.
- A workshop.

Outside, several terraces overlook a wooded park featuring a 13m x 6m swimming pool with a paved deck, a wooden pergola, and a double carport.

The windows and doors are double-glazed and single-glazed wood.

The heating system is oil-fired.



The wastewater treatment system is individual.