Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9296 • House - Monpazier •



DETAILS

Land surface: 21974 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

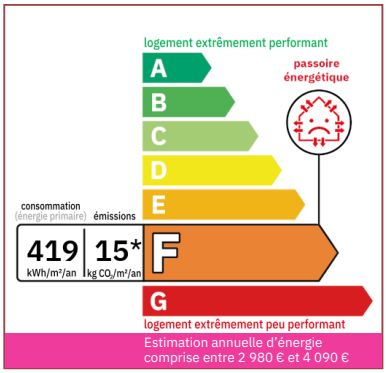
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1965



In the Monpazier area, with views of the countryside, a charming house of approximately 115 m² with a veranda, 3 bedrooms, a double garage and a drying shed of approximately 100 m² on over 2 hectares of land with meadows

90 m² living

21 974 m²

Non-binding document

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Price fees included

196 000 €

Agency fees: 7 % VAT included*
Price without fees: 183 200 €

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

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• Description ref n°9296 •

Single-story house with a basement, built in 1965, with outbuildings on a 21,974 m² plot.

The house, approximately 90 m², comprises:

- An entrance hall leading to a living room with a wood-burning stove, opening onto a semi-open-plan fitted kitchen, a living/dining room, three bedrooms, a shower room, a pantry, and a separate toilet.

- At the front of the house, a veranda of approximately 25 m².

Upstairs, an attic.

In the basement, a double garage of approximately 45 m².

The outbuildings include a tobacco drying barn of approximately 100 m² in good condition with a workshop.

Outside, a fenced garden with mature trees surrounds the house, overlooking meadows with a well and a spring, as well as the forest.

The windows and doors are single-glazed wood for the house and double-glazed aluminum for the conservatory.

The wastewater treatment system is an individual septic tank, which is functional but not up to code.

The heating system is electric, using new-generation radiators.







