



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7294

• House - Monpazier •



DETAILS

Land surface: 0 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

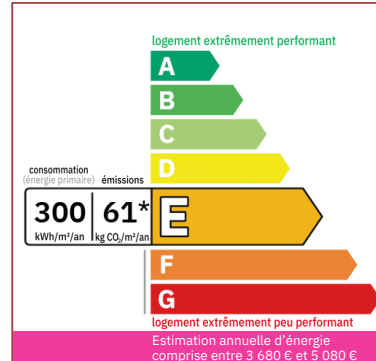
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



In the heart of the beautiful bastide town of Monpazier, building offering commercial premises and a large dwelling house.

147 m² living

No field

Non-binding document

Pricaz Thibaut
Agent commercial
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Price

192 600 €

The agency fees are entirely at the cost of the seller



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Building composed of a business and housing.

The commercial space gives on the main street side, with a window of more than 4m² and it has a bathroom of approximately 2.7 m² (washbasin, shower, toilet) as well as an adjoining storage room of 14 m² (with day well and communicating with the house).

The accommodation has independent access from a "carreyrou" and it includes:

- On the ground floor: Entrance/corridor (14.3 m²) with cupboards, fitted kitchen (15.4 m²), dining room/living room (20.9 m²) with wood stove and herringbone parquet flooring on the floor, bathroom of approximately 2.6 m² (sink, shower and w.c).

- On the 1st floor: landing/distribution corridor with cupboards (19.4 m²), 5 bedrooms (including one with fireplace) of 14.2; 11.3; 11.1; 12.7 and 12.3 m², bathroom of around 5.6 m² (sink, bath and bidet), office or dressing room (5.7 m²), toilet.

On the 2nd floor: Attic accessible by stairs.

- Cellar under the whole building: Wiessmann oil boiler (no oil tank: to be installed) Water heater and electrical panel.

Partial double glazing. Possibility of installing an elevator (sufficient space along the stairwell to access the floors)
3 slab floors: one per level.

The shower rooms are newer than the bathroom. With some modernization work (and the change of the windows that remained in single glazing), we would obtain a large, completely comfortable dwelling, accompanied by a well-located business (or rental income)

