

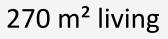
Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960



DETAILS		Logement économe
Land surface: 200 m ²	Swimming pool: No	S1 à 90 B DPE en cours
Number of bedrooms: 4	Ground floor living: No	91 à 150 C
Number of levels: 1	Work needed: Finitions / Décoration	151 à 230 D
		231 à 330 E
Type of heating: Wood	Fireplace: Yes closed hearth	331 à 450 F
Drainage/sewage: Everything in the sewer	Built: 1800	> 450 G Logement énergivore

A few km from Monpazier, in the heart of a small village in the Dordogne, 270 m2 with a restaurant (terrace and parking), apartment and small house rented.



200 m²

Non-binding document

Pricaz Thibaut Agent commercial Tel : 06 15 61 55 37 https://www.valadie-immobilier.com thibaut@valadie-immobilier.com Price fees included 160 500 €

Agency fees: 7 % VAT included* Price without fees: 150 000 €

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

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• Description ref n°7572 •

Building of 210 m2 with business and housing.

On the ground floor, a restaurant/pizzeria of 160 m2 with license 4, composed of; a bar of 50 m2, a room of 90 m2, a professional kitchen, toilets with shower, storage room and outdoor terrace.

Pellet boiler.

Upstairs an apartment of approximately 50 m2 composed of a living room, two bedrooms, shower room and separate toilets.

Outside, a secondary house of approximately 60 m2 composed of a living room/kitchen with closed insert, two bedrooms, shower room, separate toilets as well as a garage. This one is rented 300 euros/month.

A shed of approximately 100 m2.

Double glazing on all the frames. Parking.











