



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7812

• House - Monpazier •



DETAILS

Land surface: 4583 m²

Number of bedrooms: 7

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

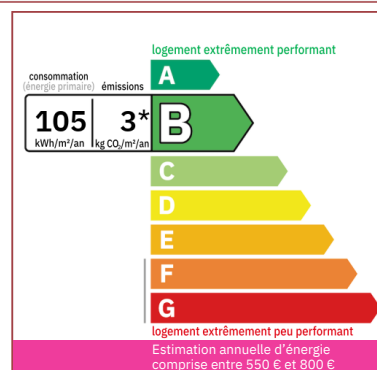
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1850



Monpazier area, charming property completely renovated with 380 m² of living space divided into a house and two working gîtes, 7 bedrooms, with swimming pool on land of 4583 m²... Favorite

390 m² living

4 583 m²

Non-binding document

Pricaz Thibaut
Agent commercial

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Price

675 000 €

The agency fees are entirely at the cost of the seller



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Stone property of approximately 380 m² consisting of three dwellings divided into two buildings and outbuildings on a plot of 4,583 m².

The main farmhouse-style building comprises:

A first gîte, with a main room on the ground floor, a kitchen open to the living/dining room, a suite with a bedroom and a bathroom with toilet. Upstairs, there is a suite with two bedrooms with a bathroom and toilet.

A second gîte. Adjacent to this is a reception room that can accommodate up to 14 people.

The second building, a single-story steel and wood chalet built in 2012, comprises a main room with a kitchen open to the living/dining room and a separate bedroom, a bathroom, and a toilet.

The property includes two barns of 100 m² and 240 m². The outbuildings consist of a barn of approximately 100 m² with storage space, a laundry room, a technical room for the heating system, another for the swimming pool, and a garage.

Outside, a private courtyard leads to a pleasure garden with a 10m x 4m heated swimming pool and a paved terrace with a covered area.

The roofs are in good condition, according to the owners.

The heating system is electric with a heat pump and reversible air conditioning.

The window frames are double-glazed, a combination of wood and PVC.

The sanitation system is functional and individual, with two independent septic tanks (one compliant, the other

not).

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