



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7828

• House - Monpazier •



## DETAILS

**Land surface:** 1800 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Pit all waters

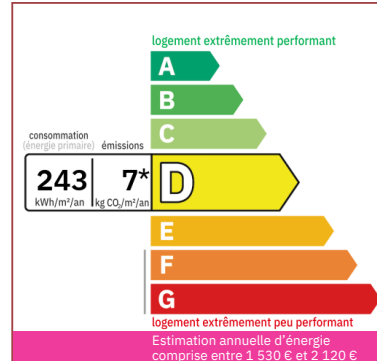
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1984



A few minutes walk from the village of Monpazier, house of 100 m<sup>2</sup> of living space on a basement of the same size, three bedrooms, garage and swimming pool on a fenced plot of approximately 1200 m<sup>2</sup>.

103 m<sup>2</sup> living

1 800 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://www.valadie-immobilier.com>  
[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

Price fees included

192 600 €

Agency fees: 7 % VAT included\*  
Price without fees: 180 000 €

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





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## • Description ref n°7828 •

House with a basement built in 1984, approximately 200 m<sup>2</sup> (2,200 sq ft), including 100 m<sup>2</sup> (1,200 sq ft) of living space, on a plot of approximately 1,200 m<sup>2</sup> (1,200 sq ft). The house consists of a main room with a living/dining room and a closed fireplace, a kitchen, three bedrooms, a bathroom, and a separate toilet.

The basement, with several exterior access points, consists of a garage, several large rooms that can be converted, a pantry, and a cellar.

Outside, a balcony and a terrace surrounding the house lead to a garden with an 8m x 4m (22ft x 13ft) chlorine pool, as well as a covered area for parking two vehicles and a chicken coop.

The roof is in good condition, according to the owners.

The sanitation system is individual and functional but not up to standard.

The window frames are double-glazed and made of wood.

Heating is electric and comes with a wood stove.

