



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7861

• House - Monpazier •



## DETAILS

**Land surface:** 4.6 ha

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

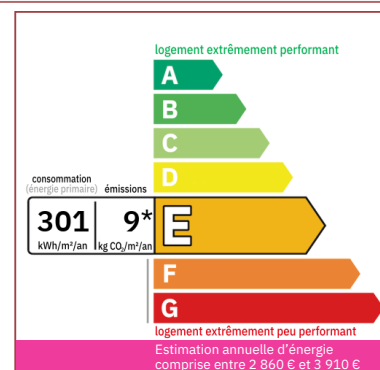
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



A few minutes from Monpazier, at the end of a long private road with no close neighbors, charming, fully renovated stone property of 300 m<sup>2</sup> with swimming pool on almost 5 hectares of land... A favorite.

300 m<sup>2</sup> living

46 000 m<sup>2</sup>

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Price fees included

645 000 €

Agency fees: 4,4 % VAT included\*  
Price without fees: 618 000 €

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



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## • Description ref n°7861 •

Stone property with approximately 300 m<sup>2</sup> of living space divided into two houses on a plot of 46,947 m<sup>2</sup>.

The main house, measuring approximately 140 m<sup>2</sup>, consists of a main dwelling of approximately 110 m<sup>2</sup>.

On the ground floor: a main room of approximately 45 m<sup>2</sup> with a kitchen open to the living/dining room and a wood-burning stove, a bedroom, and a laundry room.

Upstairs, a landing leads to two bedrooms and a bathroom with toilet.

And a second dwelling used as a gîte of approximately 30 m<sup>2</sup> with:

On the ground floor, a kitchen open to the dining/living room and a bathroom with toilet.

Upstairs: one bedroom.

The secondary house, approximately 160 m<sup>2</sup>, consists of three gîtes:

- The first, approximately 45 m<sup>2</sup>:

On the ground floor: a kitchen open to the living/dining room and a bathroom with a toilet.

Upstairs: one bedroom.

- The second, approximately 70 m<sup>2</sup>, consists of:

On the ground floor: a kitchen open to the living/dining room and a wood-burning stove, a bedroom, and a bathroom with a toilet.

Upstairs: one bedroom and a separate toilet with a water supply.

- The third, approximately 45 m<sup>2</sup>, consists of:

On the ground floor: a kitchen open to the living/dining room with a stove and a bathroom with a toilet.

Upstairs: one bedroom.

Outside: Several private terraces in each apartment lead to a landscaped garden, a 10m x 4.5m chlorine-treated swimming pool, pastures with paddocks, and a wooden barn of approximately 80 m<sup>2</sup> with stables and a tack room.

The windows are double-glazed.

The sanitation system is individual, with two septic tanks.

The heating system is electric, thanks to a heat pump.

The solar panels are functional.

