

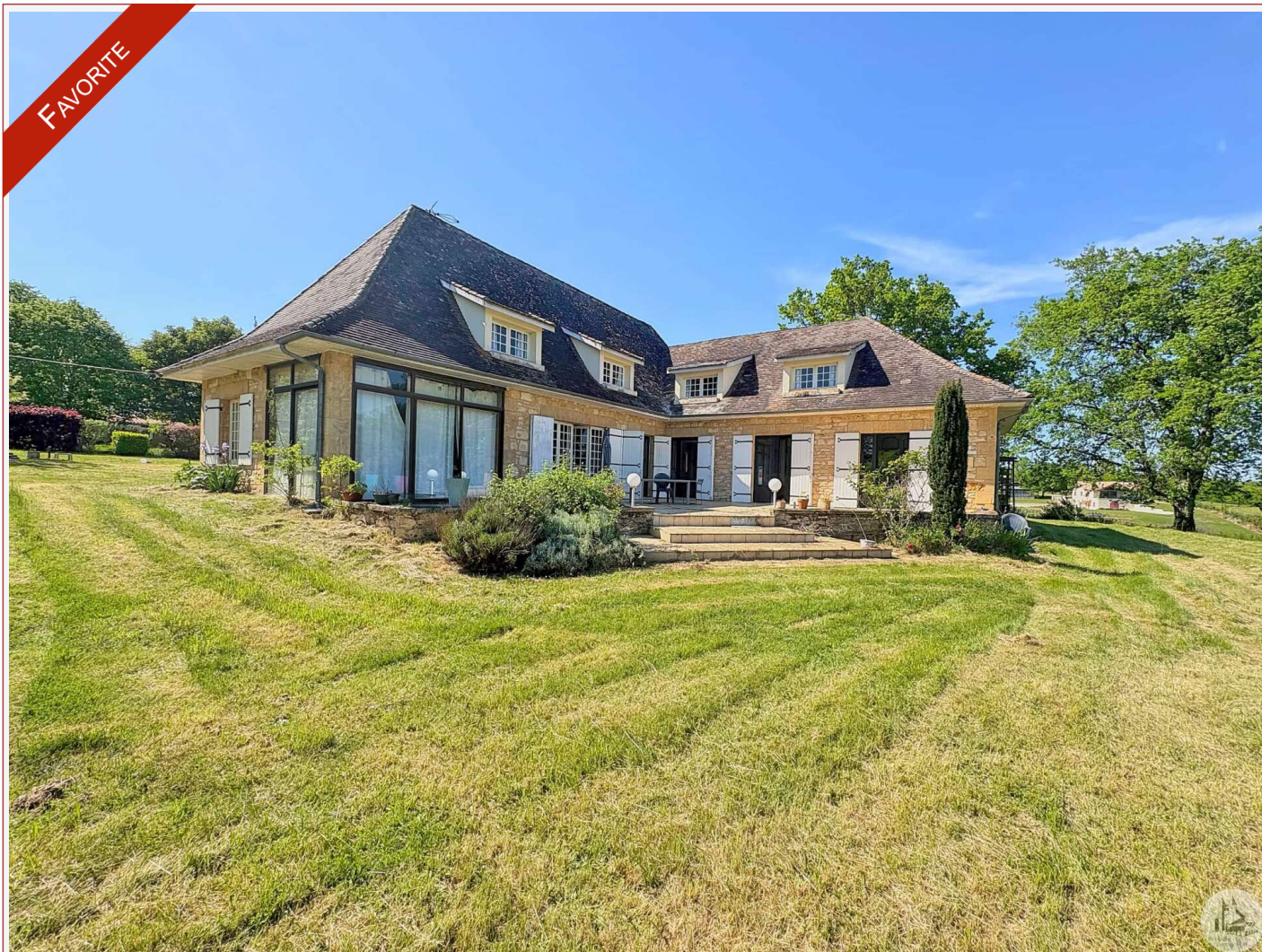


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7873

• House - Monpazier •



## DETAILS

**Land surface:** 4247 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

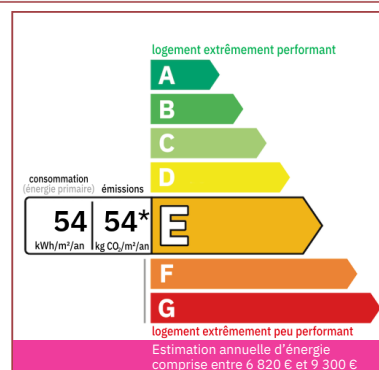
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1970



On the heights of Monpazier, with an incredible view of the village, stone house of 280 m<sup>2</sup>, 5 bedrooms, 2 bathrooms, swimming pool and outbuildings on a plot of more than 4200 m<sup>2</sup>... Favorite.

280 m<sup>2</sup> living

4 247 m<sup>2</sup>

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Price fees included

413 400 €

Agency fees: 6 % VAT included\*  
Price without fees: 390 000 €

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





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## • Description ref n°7873 •

Périgord-style house built in 1970, offering 280 m<sup>2</sup> of living space with outbuildings, on a 4,247 m<sup>2</sup> plot.

The house comprises:

On the ground floor, an entrance hall, a kitchen, a spacious living/dining room with a closed fireplace, three bedrooms, a shower room, a veranda, a laundry room, a pantry, and a toilet.

The upper floor, with sloping ceilings, consists of a landing leading to an open library, two bedrooms, a bathroom, a toilet, and an attic with storage space.

The outbuildings consist of a workshop and a garage.

Outside, a terrace surrounding the house provides access to a landscaped garden with a swimming pool and pool house.

The sanitation system is individual, functional, and non-compliant.

The windows and doors are double-glazed and single-glazed.

The heating system is oil-fired.

