



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8376

• House - Monbazillac •

OPPORTUNITY



DETAILS

Land surface: 3553 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

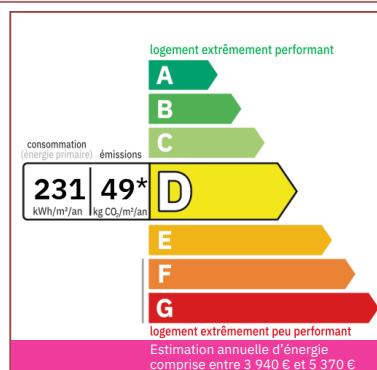
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified



Monbazillac area, in a small charming village 10 km from Bergerac, typical local house of approximately 265 m² with five bedrooms and two bathrooms as well as two outbuildings with garages on a fenced plot of approximately 3500 m².

265 m² living

3 553 m²

Pricaz Thibaut
Agent commercial

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Price fees included

299 500 €

Agency fees: 6 % VAT included*
Price without fees: 282 550 €

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



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• Description ref n°8376 •

Stone Périgourdine house of approximately 265 m² with outbuildings on a plot of 3553 m².

The house comprises:

On the ground floor, an entrance hall, a main living/dining room with cathedral ceilings and a wood-burning stove, a fitted kitchen, two bedrooms, one with a fireplace, a bathroom, and a toilet.

Upstairs, a landing leads to an open library, three bedrooms, a shower room, and a separate toilet with a sink.

The outbuildings consist of two outbuildings;

The first has a garage and boiler room.

The second has a garage, workshop, and veranda.

Outside, several terraces lead to a wooded and enclosed garden with a well.

The windows are single-glazed.

The heating is oil-fired.

The sanitation system is individual, with a septic tank.

