



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8446

• House - Pays de Belvès •



## DETAILS

**Land surface:** 2429 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Pit all waters

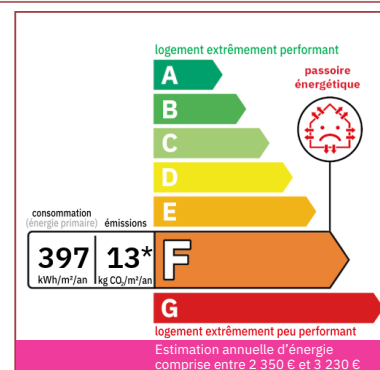
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800



In the Monpazier/Belves area, a charming and comfortable house of approximately 86 m<sup>2</sup> with two bedrooms (possibility of a third) and two bathrooms overlooking a park of almost 2500 m<sup>2</sup>. A real gem!

86 m<sup>2</sup> living

2 429 m<sup>2</sup>

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Price fees included

175 000 €

Agency fees: 9,4 % VAT included\*  
Price without fees: 160 000 €

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





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## • Description ref n°8446 •

Stone house of 86 m<sup>2</sup> with outbuildings on a plot of 2429 m<sup>2</sup>.

The house comprises:

On the ground floor, a fitted kitchen/dining room and a living room with a wood-burning stove.

Upstairs, a landing with two bedrooms and two shower rooms, each with a toilet, as well as an office.

The outbuildings include a cellar and a garden shed with a lean-to and storage rooms.

Heating is provided by electric radiators.

The windows are double-glazed wood.

Outside, several terraces lead to a landscaped garden with parking.

Compliant septic system.

