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## House for sale near Monbazillac in the Dordogne

Monbazillac , Dordogne , Nouvelle Aquitaine



# €227,900

inc. of agency fees

6 Beds   2 Baths   200 sqm   0.25 ha

This LARGE semi-detached family home set in the heart of the Monbazillac vineyards with SEVERAL ADJOiNiNG OUTBUiLDiNGS , its ELEVATED...

### At a Glance

<b>Reference</b>	MFH-AES11448-LA	<b>Near to</b>	Monbazillac	<b>Price</b>	€227,900
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.25 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This LARGE semi-detached family home set in the heart of the Monbazillac vineyards with SEVERAL ADJOiNiNG OUTBUiLDiNGS , its ELEVATED POSiTiON OFFERS PANORAMiC ViEWS of the vineyards and the town of Bergerac. The house ( >200M2) comprises : living room, dining room with corner kitchen, a cellar/boiler room with heat pump, a winter lounge, an office/bedroom, a room which housed a

kitchen, 2 bathrooms with WC, a separate WC and 4 bedrooms upstairs. Several outbuildings including one adjoining wine cellar, offer approx 340 m2. Work to be expected on the bathrooms , kitchens roof insulation, redecoration and on the electrics. Double pvc glazing and roller blinds. This building could easily be divided into two dwellings and some outbuildings can be further converted to enlarge according to your project. Only 8 minutes away from Bergerac, with its many shops and its airport, 35 minutes from Perigueux. 2 Ha OF MONBAZILLAC WINE GRAPES VINEYARD ARE AVAILABLE ALSO TO BUY, MUST SEE !

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€227,900

## Key Information

Internal Area:	200 sqm
Land Area:	0.25 ha

## Location: Nouvelle Aquitaine



## Gallery













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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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