

## Charming 4 bedroom town house within the old walls of Monpazier



## INFORMATION

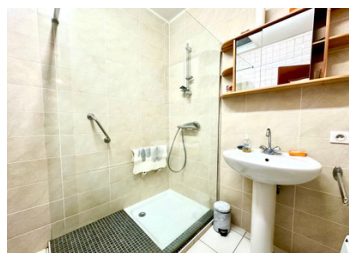
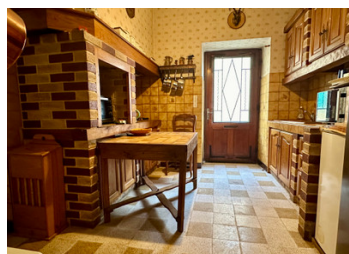
Town:	Monpazier
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	106 m2
Plot Size:	0 m2

## IN BRIEF

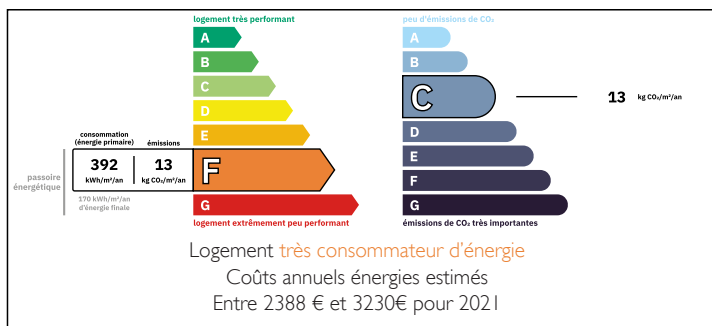
A rare opportunity to buy a house within the ancient walls of Monpazier.

With three large double bedrooms and a further single, this would be ideal as a family house, holiday home or even a rental property.

With a large garage with direct access to the house



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The front door gives access to the kitchen (9 Sqm) with gas hob, recesses for fridge freezer and oven with built in cupboards.

Beautifully tiled living room (20 Sqm) with tv and telephone points with natural light through large glazed doors.

Utility room (10 Sqm) with access to the garage (25 Sqm) and downstairs WC

Feature wooden staircase leads upstairs to a landing with bathroom (4 Sqm) with walk-in shower and basin, WC.

Three double bedrooms (13 Sqm, 14 Sqm, 20 Sqm) with original feature fireplaces. Single bedroom (8 Sqm) with views over chateau and fields beyond.

## LOCAL TAXES

Taxe foncière: 487 EUR

Taxe habitation: EUR

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES