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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-BGC	<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...

### 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



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**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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