



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6691

• House - Monflanquin •



## DETAILS

**Land surface:** 32956 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Fuel, Climatisation et bois

**Drainage/sewage:** Pit all waters

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1900

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Close to the listed bastide town of Monflanquin. South of Bergerac  
Very beautiful country house surrounded by a 3ha park with swimming pool and tennis court 5 bedrooms and 5 shower rooms and outbuildings. 5 mins

400 m<sup>2</sup> living

32 956 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price

728 000 €

The agency fees are entirely at the cost of the seller





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## • Description ref n°6691 •

Large stone country house, consisting of an entrance in a dovecote, on the 1st floor, an office.

Guest toilets and boiler room.

Large living room of 107m<sup>2</sup> with a central fireplace which opens onto the terrace and garden - facing south. Cellars with wine cellar.

Fitted kitchen with island and granite worktop - 19.50 m<sup>2</sup>

A second living room is on the half level as well as two bedrooms each with their shower room and WC, access to the veranda from the living room.

Above, a studio of approx. 60m<sup>2</sup> with independent access and bathroom with WC.

On the ground floor, another terrace with jacuzzi.

Door, access to the garage

In the left wing, the master bedroom with a dressing room, large bathroom, access to the terrace through the bedroom.

All rooms have air conditioning - reversible and electric Velux

Large terrace and veranda facing the park and the 13m x 6m salt pool, heated with electric security cover, its beach, technical room and covered terrace.

Pool house with covered terrace, summer kitchen and bar, guest bedroom with shower room and WC

Workshop, greenhouse and double garage with electric door, electric entrance gate.

Tennis court

A plot of over 3 hectares with gardens and truffle trees, pond, well and spring.

Oil heating with Viessmann boiler - underfloor heating in the living room. Reversible air conditioning in all the rooms

Spring for watering, Water softener

5 minutes drive from the village of Monflanquin with all shops, restaurants and cafes, 'listed among the most beautiful villages in France' and 45 minutes south of Bergerac with its international airport and vineyards.

