



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1199

• House - Monflanquin •



## DETAILS

**Land surface:** 37329 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Bois +Électrique+climatisation

**Drainage/sewage:** Septic tank

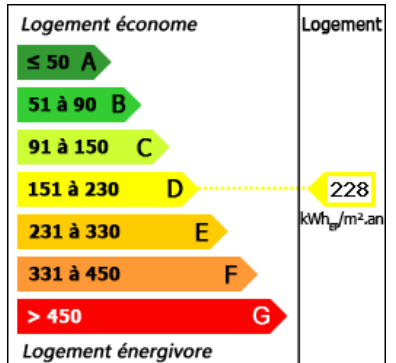
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1850



Old stone house on the hill with a cottage. Quality renovation  
Close to the bastide town of Monflanquin - South of Bergerac  
Perfect for a secondary home. nd Magnificent views of the countryside

110 m<sup>2</sup> living

37 329 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

143 900 €

Agency fees: 6,6 % VAT included\*

Price without fees: 135 000 €

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



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## • Description ref n°1199 •

Stone house of approximately 110m<sup>2</sup> with an attached gîte which needs a bit of work to finish it

Main house : ground floor : a veranda, kitchen/dining room with reversible air conditioning, lounge with fireplace and parquet floor - exposed stones and beams, utility room and separate WC, bedroom/office and library.

1st floor two bedrooms, bathroom with bath/shower, WC and wash-hand basins.

Attached Gîte to be finished of 50m<sup>2</sup> with a covered terrace, lounge/dining room, utility room and bathroom. The 1st floor mezzanine/bedroom.

Workshop/garage and two shelters car garages.

Terrace and courtyard. Electric gate. Garden around the house of 1363m<sup>2</sup>

Double glazing

Land of 35966m<sup>2</sup>

Common entrance

Great pied à terre and easy 'lock up and go'

Opportunity for an extra income with the adjoining gîte;

Great views of the countryside and near a beautiful medieval village

