Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1199 • House - Monflanquin •



DETAILS

Land surface: 37329 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Bois +Électrique+climatisation

Drainage/sewage: Septic tank

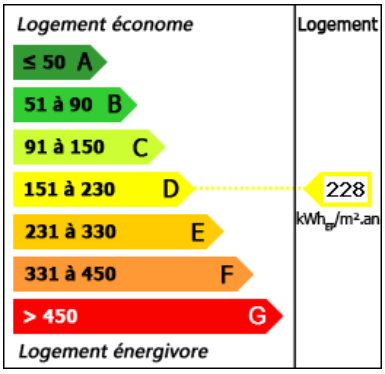
Swimming pool: No

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 m² living

37 329 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

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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Stone house of approximately 110m2 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 50m2 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 1363m2
Double glazing
Land of 35966m2

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







