



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1395

• House - Monflanquin •



DETAILS

Land surface: 26071 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Fioul et bois

Drainage/sewage: Pit all waters

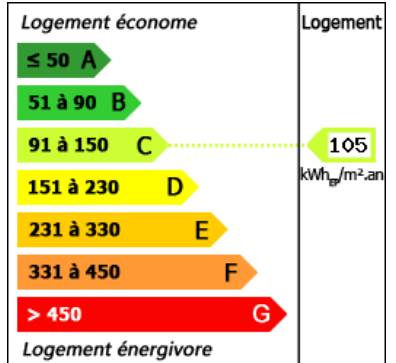
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1910



10km from the beautiful medieval village of Monflanquin. Magnificent manor house, 274m² living area, 4 bedrooms, set in wooded parkland.

Lovely views over with countryside. Pool. Close to all amenities. All mod cons

274 m² living

26 071 m²

- Issigeac -
Grand Rue

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Price fees included

425 000 €

Agency fees: 4,9 % VAT included*

Price without fees: 405 000 €

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



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• Description ref n°1395 •

Manor house of 230m² (2475square feet) living area. 4 bedrooms, living room of 45m², 24m² kitchen, 2 bathrooms.

On the ground floor :

Large entrance hall of 16 m² with tiled floor, walnut wooden stairs leading to the first floor.

45m² living room with oak beams, parquet flooring, stone fireplace with insert, bespoke equipped kitchen of 24m² leading out into a sunny terrace, separate WC, 1st bedroom of 16m², large 13m² bathroom with large mosaic sunken bath, sinks and fitted cupboards

1st floor :

Parquet flooring

Office/mezzanine area with exposed beams of 20m², 2nd bedroom of 23m², 3rd bedroom of 22m², 4th bedroom of 19m², separate toilet, bathroom with shower and double sinks.

Large basement with terracotta floors :

Summer lounge / library of 20m² overlooking a beautiful secluded terrace area, stairs up to the large living room, toilet, laundry room of 16m², water softener machine, wine cellar, boiler room,

Double glazing and oil central heating.

Very nicely situated pool of 8 x 8m and surrounded by mature garden and large terrace.

large stone 79m² barn with water and electricity supply which could be easily converted into a gîte or guest accomadation.

Several small stone outbuildings, wooden shed. 26071m² (6.442 acres) parkland with fruit trees, wells.

Quiet location with great views over the countryside.

Near to the beautiful medieval hilltop village of Monflanquin and close to the river town and bastide of Villeneuve sur Lot.



Agen at 40km and Bergerac and its wine region and airport at 50km with its low cost flights to the UK,