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

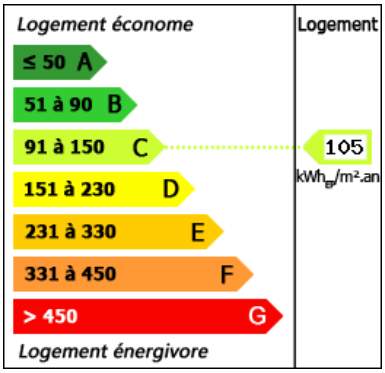
Swimming pool: Yes

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

Non-binding document

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

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 strairs 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 easliy 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 Villeneuv sur Lot.

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





