Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1565 • House - Monflanquin •

SOLD



DETAILS

Land surface: 0 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: fuel et bois

Drainage/sewage: Everything in the sewer

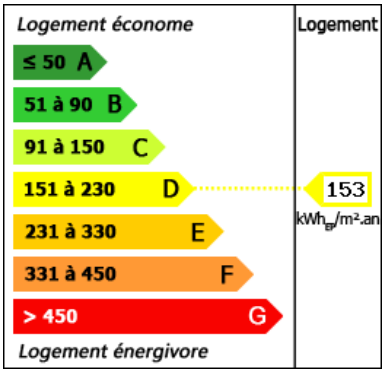
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1252



Old stone house, restored with care, spacious living , Ideally located in the heart of the bastide medieval of Monflanquin - 3/4 bedrooms
South of Bergerac

168 m² living

No field

Non-binding document

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

Price fees included

160 000 €

Agency fees: 6,7 % VAT included*
Price without fees: 150 000 €

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

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• Description ref n°1565 •

Charming property- renovated with respect to its origional features and offering 170m2 (1828Fft) of spacious and luminous living accomadation

Ideally located to take full advantage of the life of this beautiful village- classified ' One of the 'Most beautiful village of France' and set in the heart of the " Bastides and medieval villages country". South of Bergerac and at equal distances between the cities of Toulouse and Bordeaux - 1h45 away

The house consists of a large entrance hall of 6,72 m2 - lovely tiled floor

Door to the right- access to the garage of 22m2.

Behind the garage - 50m2 area consisting of a Workshop, 2 cellars, wood storage area and boiler room with top of the range 'Viessman' boiler

From the entrance - wooden staircase leading to the first floor, the landing area and master bedroom of 23m2 (247ft) - seagrass matting on the floor (old wooden floor underneath) built-in cupboards and dressing room of 4,50m2.

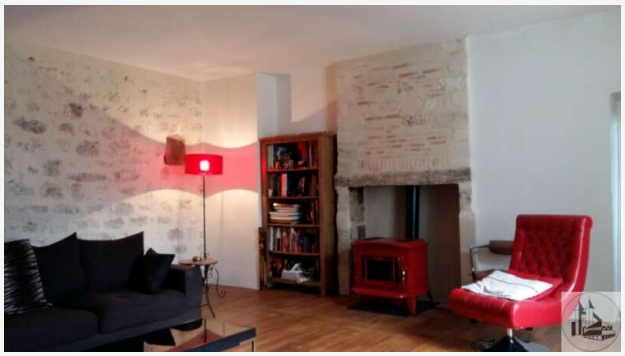
Wooden staircase leading to the 2nd floor and the new fully equipped kitchen with dining area of 35m 2 (376ft) Large Living room of 40m2 (430ft) with lovely wooden floor, exposed stone walls, built-in cupboards and wood burner insert. Laundry room of 2, 5m2 approx

9m2 bathroom with double basins, WC and large shower.
2nd bedroom of 10,78m2-- seagrass matting on the floor

Landing area and wooden stair leading to the 3rd floor and 3rd bedroom of 22m2 - carpeted floor.
Office or 4th Bedroom of 7,20m2.

Double glazing, central heating and mains sewage system
Many interesting architectural elements remain in the house.
Nice views over the roof tops . The house is Immaculate and easy to maintain









40 minutes from Bergerac, Dordogne, with its