



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1565

• House - Monflanquin •

SOLD



## DETAILS

Land surface: 0 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 2

Type of heating: fuel et bois

Drainage/sewage: Everything in the sewer

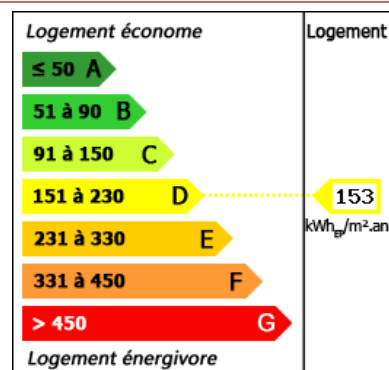
Swimming pool: No

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 m<sup>2</sup> living

No field

- Issigeac -  
Grand Rue

24560 Issigeac

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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



# Agence Immobilière Valadié

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## • Description ref n°1565 •

Charming property- renovated with respect to its original features and offering 170m<sup>2</sup> (1828ft) 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 m<sup>2</sup> - lovely tiled floor

Door to the right- access to the garage of 22m<sup>2</sup>.

Behind the garage - 50m<sup>2</sup> 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 23m<sup>2</sup> (247ft) - seagrass matting on the floor ( old wooden floor underneath) built-in cupboards and dressing room of 4,50m<sup>2</sup>.

Wooden staircase leading to the 2nd floor and the new fully equipped kitchen with dining area of 35m<sup>2</sup> (376ft)

Large Living room of 40m<sup>2</sup> (430ft) with lovely wooden floor, exposed stone walls, built-in cupboards and wood burner insert. Laundry room of 2, 5m<sup>2</sup> approx

9m<sup>2</sup> bathroom with double basins, WC and large shower.

2nd bedroom of 10,78m<sup>2</sup>-- seagrass matting on the floor

Landing area and wooden stair leading to the 3rd floor and 3rd bedroom of 22m<sup>2</sup> - carpeted floor.

Office or 4th Bedroom of 7,20m<sup>2</sup>.

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