



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1798

• House - Monflanquin •

SOLD



## DETAILS

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

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Fuel et Bois

**Drainage/sewage:** Everything in the sewer

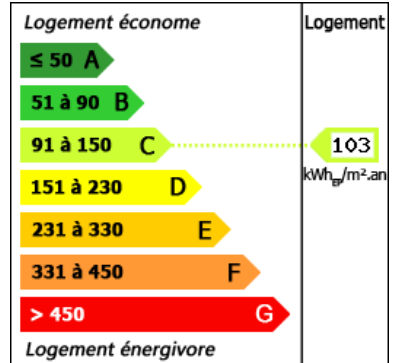
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1252



At the heart of the mediaeval bastide town of Monflanquin - South Bergerac.  
Large stone house with balcony and roof terrace.  
4 bedrooms and 2 bathrooms.

255 m<sup>2</sup> living

No field

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

238 000 €

Agency fees: 5,8 % VAT included\*

Price without fees: 225 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°1798 •

The Bastide country and medieval cities - House of stone village of the XIII th century with a living area of 255m<sup>2</sup> on three levels

This medieval house completely renovated, offers to the ground floor an entrance door windows. Large living room of 55m<sup>2</sup> with a beautiful fireplace, wooden / parquet floor old floor. Dining room of 50m<sup>2</sup>, exposed beams and exposed stone walls, wooden floor on the ground.

Wooden staircase leading to the first floor and the living space of 33m<sup>2</sup> with chimney insert, parquet floor, balcony with southern exposure, open kitchen 22m<sup>2</sup> -tile floor.

Master bedroom of 30m<sup>2</sup> with en-suite bathroom of 10m<sup>2</sup> (Italian shower, bath and basin) separate TOILET. Bedroom 2 or dressing room of 10m<sup>2</sup>

Wooden staircase serving the 2 nd floor and a landing of 11,50m<sup>2</sup> and a roof terrace in wood-southern exposure. Bedroom 3 14m<sup>2</sup> - parquet floor. Bathroom de13m<sup>2</sup> with bath, shower, sink and TOILET - parquet floor. 4 bedroom of 17m<sup>2</sup> with cupboards and wooden floor. Heating the fuel oil. Double-glazed windows. Cellar

At two steps from the central square with its Arcades, restaurants, cafés and a weekly market.

The perfect way to enjoy the festivities and many attractions and for exploring this beautiful region.

40 mins South of Bergerac and its International airport with low-cost flights to England, the Netherlands, and Belgium.

