



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2128

• House - Monflanquin •

SOLD



## DETAILS

**Land surface:** 293236 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Character property with 30 hectares. Close to one of the most beautiful villages of France. Large stone house with outbuildings. Swimming pool. Quality renovation and beautifully decorated. South of Bergerac - Peaceful with

372 m<sup>2</sup> living

293 236 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

526 000 €

Agency fees: 5,2 % VAT included\*

Price without fees: 500 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°2128 •

Very beautiful property consisting of a main house of 4 bedrooms set in an elevated position with several outbuildings in stone, more than 29 hectares of gardens, pasture and woodlands and near to a medieval village with all amenities.

The main house of 300m<sup>2</sup> is situated around a courtyard of 440m<sup>2</sup> and comprises on the ground floor of a few steps leading up to the main door and the entry area of 23m<sup>2</sup> opening onto a large living open style living space with bespoke equipped kitchen of 22m<sup>2</sup> with wood burner. Living room and dining room of 70m<sup>2</sup> also with wood stove and office space.

Beautiful wooden floors and oak beams throughout the ground floor.

Oak staircase descending to the garden level and the second living room or bedroom of 40m<sup>2</sup> -

French doors windows accessing the garden, wood-burning stove.

Laundry room of 20m<sup>2</sup>, Cellar. Separate WC of 2m<sup>2</sup>.

Bedroom 1 of 20,94 m<sup>2</sup> with door windows opening on the garden and the sweeping lawns

Large Bathroom of 16m<sup>2</sup> with walk-in shower, bath, basin and wc.

Terracotta tiled floors, and exposed beams stone walls.

From the ground floor the oak staircase leads up to the first floor and a landing of 2m<sup>2</sup>,

Large Bedroom of 47m<sup>2</sup> with could be easily divided into 2 bedrooms\_ exposed beams

Shower room of 16m<sup>2</sup>, a shower, WC and basin.

Further large bedroom of 30m<sup>2</sup> with beam and exposed stone and in seagrass matting on the floor.

The other side of the court yard is a very beautiful stone barn of over 150m<sup>2</sup> with workshop garage and future horse boxes

Adjacent to the barn – the house was, or 'Orangerie' of 62m<sup>2</sup> with fitted kitchen and dining room, exposed stone. Several French doors that open on to the terraces allowing you to enjoy the peacefulness and views of the countryside

Covered wood store of 27m<sup>2</sup>.

Dryer tobacco wood

Near the house are two small barns in stone 34m<sup>2</sup> and

