



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2319

• House - Monflanquin •

SOLD



## DETAILS

**Land surface:** 2320 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** Yes open hearth

**Built:** 1826

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

Close to the beautiful medieval of Monflanquin and near a village.  
Pretty stone house and large barn both to be renovated. (238m<sup>2</sup>)  
Plot of 2320 m<sup>2</sup> with well. Quiet and tranquil setting - views. Great project

100 m<sup>2</sup> living

2 320 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

**68 200 €**

Agency fees: 10 % VAT included\*

Price without fees: 62 000 €

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



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## • Description ref n°2319 •

This stone house has a potential living area 100 m<sup>2</sup> (1076ft) on 2 levels, also on the property large stone barn of 138m<sup>2</sup> (1485ft)

The house consists on the ground floor of a simple kitchen with /living room of 25m<sup>2</sup> open fireplace.

Hallway of 4,21m<sup>2</sup> another room of 6,52m<sup>2</sup>. Bedroom of 13,78m<sup>2</sup>

Wooden staircase leading to the 1 floor and attic of 50,81m<sup>2</sup>-

The stone barn has doors opening into a room of 88,22m<sup>2</sup>, secondary room of 11,22m<sup>2</sup> with a water point, two other rooms of 24,56m<sup>2</sup> and 14m<sup>2</sup> - potential to create a secondary level .

Land of 2320m<sup>2</sup> with a water well. Lovely views over the surrounding countryside

Electricity and water on site.

The property is 5 min from a pretty village with café, school and boulangerie and about 10 min from the hilltop bastide of Monflanquin which has all amenities.

South of Bergerac and its international airport with low cost flights to the UK, Hollande and Belgium

Fanatastic renovation project in a beautiful spot !

