



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2319

• House - Monflanquin •

SOLD



DETAILS

Land surface: 2320 m²

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. (238m²)
Plot of 2320 m² with well. Quiet and tranquil setting - views. Great project

100 m² living

2 320 m²

- Issigeac -
Grand Rue

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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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This stone house has a potential living area 100 m² (1076ft) on 2 levels, also on the property large stone barn of 138m² (1485ft)

The house consists on the ground floor of a simple kitchen with /living room of 25m² open fireplace.

Hallway of 4,21m² another room of 6,52m². Bedroom of 13,78m²

Wooden staircase leading to the 1 floor and attic of 50,81m²-

The stone barn has doors opening into a room of 88,22m², secondary room of 11,22m² with a water point, two other rooms of 24,56m² and 14m² - potential to create a secondary level .

Land of 2320m² 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 !

