



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2408

• House - Monflanquin •



DETAILS

Land surface: 1078 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Fuel + Bois

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes open hearth

Built: 1850

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

Charming country house restored in stone, located near a very pretty village and close to the bastides of Monflanquin, Monpazier and Villeréal - South Bergerac, a Superb holiday home****

88 m² living

1 078 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

164 900 €

Agency fees: 6,5 % VAT included*

Price without fees: 154 900 €

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



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• Description ref n°2408 •

Old stone house- single. Living area of 88m² with 2/3 bedrooms :

Component :

Entrance and kitchen of 18,91m² with a fully equipped kitchen -floor in terracotta tiles, beams and exposed stone walls, door giving access to the terrace and outdoor courtyard.

A side - living room of 31m² with a fireplace, floor terracotta floors, exposed beams, bay window - access to the garden and terraces, and another door - access to a terrace, exposed beams, sink ancient stone.

The other side of the kitchen -office space of 2,70m².

Bathroom 3,12m² with bath/shower, washbasins, WC, heated towel rail and VMC - terracotta.

Library /room 7,48m² with exposed stones and beams.

Bedroom 1 7,83m² beams and exposed stone walls terracotta floors.

Bedroom 2 16, 11m² -glass door with access to the courtyard, sink old.

Beams and exposed stone walls.

Outside : Garage of 15m² with electricity and a shed attached to 7,35m² tiled flooring with electricity.

Boiler room.

Courtyard and terraces.

Garden of 1078m²

Close to a hamlet classified with bar and restaurant and a school on the edge of the dordogne

Quiet and tranquil spot

