



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2408

• House - Monflanquin •



## DETAILS

**Land surface:** 1078 m<sup>2</sup>

**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 m<sup>2</sup> living

1 078 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

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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

