

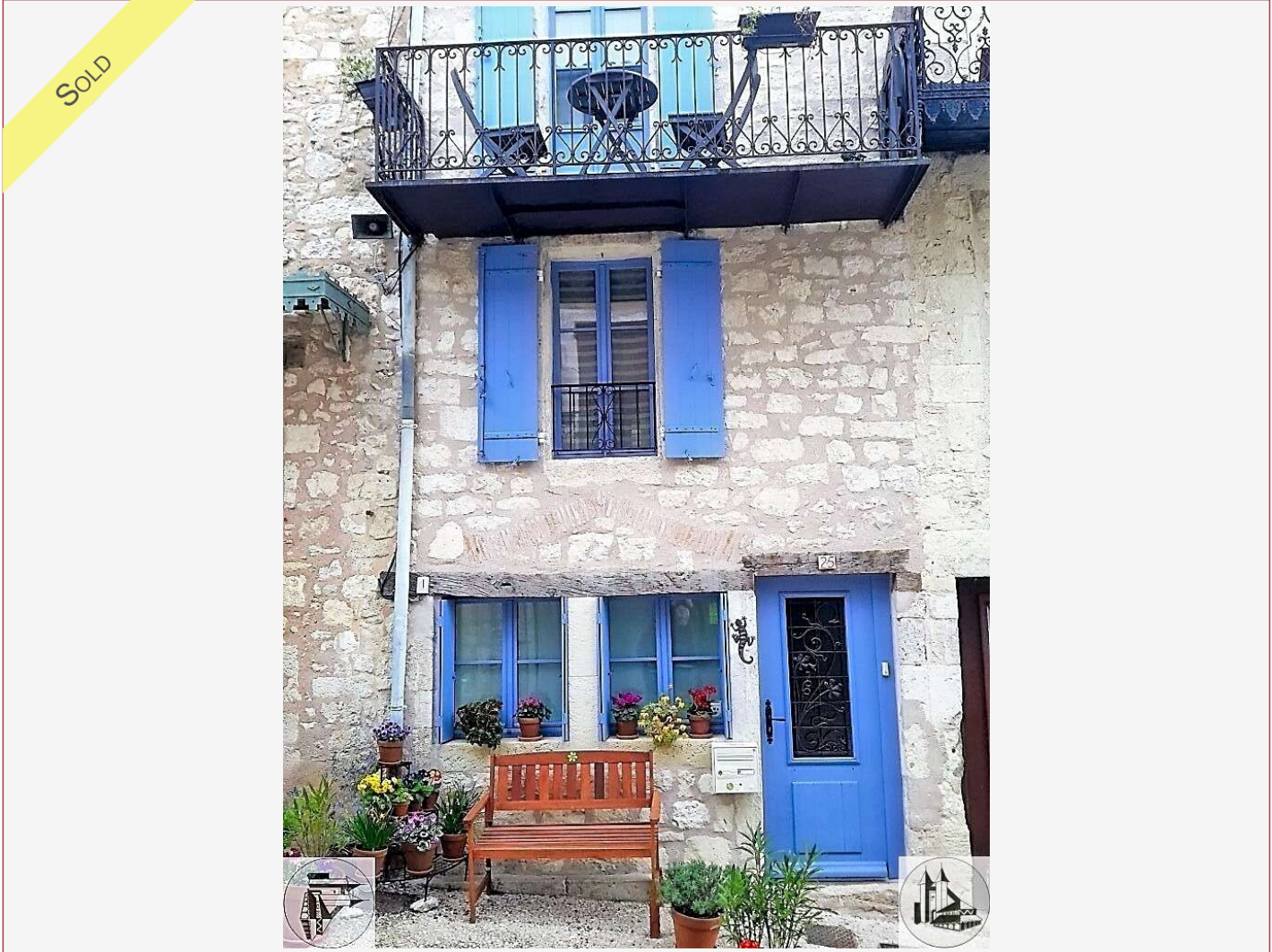


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2416

• House - Monflanquin •



DETAILS

Land surface: 10 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

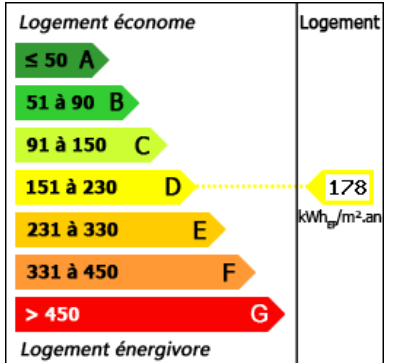
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 1257



In the heart of a medieval fortified village, beautiful village house in stone. Quality renovation. 90 m² of living space - very light rooms. Roof terrace and balcony. Superb pied a terre or holiday home. Fantastic !

90 m² living

10 m²

- Issigeac -
Grand Rue

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Price fees included

159 950 €

Agency fees: 6,7 % VAT included*

Price without fees: 149 950 €

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



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• Description ref n°2416 •

Village house in stone, set in the heart of a medieval fortified town.

Living area of 90m² over 3 levels with roof terrace of 10m² and balcony

3 bedrooms and 2 bathroom, 3 WC.

On the ground floor :

Lounge of 25,80 m² with exposed beams and tiled floors.

A beautiful staircase made by a local craftsman which serves the 3 levels, with central roof window, - electronically operated and rain sensitive which floods this medieval house with light.

Landing area -3,96m²,

--Separate area also with independent outside access from the alley way --

Door then, corridor, bathroom of 5,8m² with bath/shower and wash basin also with a very neat laundry area. Separate WC of 1,80m²

Hallway and bedroom 1 of 12,10m² with independent outside access. Lots of storage space; Double glazing - This area could be rented out as a guest suite or Band B bedroom unit

1 st floor : separate WC. Bedroom 2 of 10m² with wooden floors - WC of 2m².

Brand new fully equipped Kitchen of 15,21m² with new appliances and dining area - sliding bay windows with automatic security shutters - opening onto the private 1st floor terrace of 10m².

WC of 2m². Tiled flooring Not overlooked

2 nd floor : Bedroom 3 - 10,31 m² with balcony and adjacent bathroom of 3,29m² with shower, WC and wash basin

House in immaculate condition.

Ideally located to enjoy the many restaurants, markets and festivities, which this beautiful and village has to offer

