

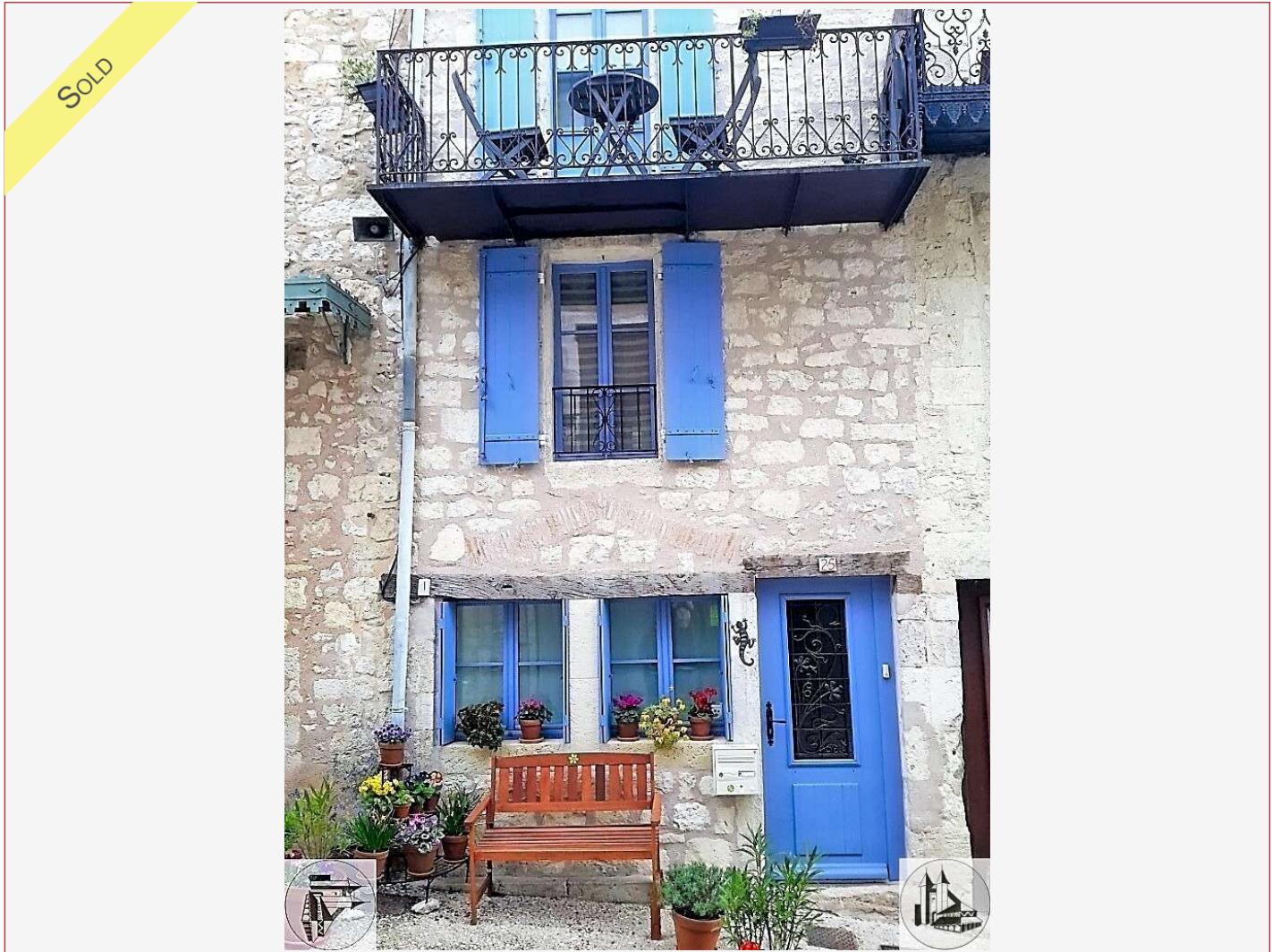


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2416

• House - Monflanquin •



## DETAILS

Land surface: 10 m<sup>2</sup>

Number of bedrooms: 3

Number of levels: 2

Type of heating: Electric

Drainage/sewage: Everything in the sewer

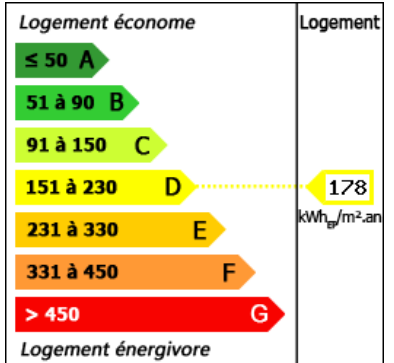
Swimming pool: No

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 m<sup>2</sup> of living space - very light rooms. Roof terrace and balcony. Superb pied a terre or holiday home. Fantastic !

90 m<sup>2</sup> living

10 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

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



# Agence Immobilière Valadié

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## • Description ref n°2416 •

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

Living area of 90m<sup>2</sup> over 3 levels with roof terrace of 10m<sup>2</sup> and balcony

3 bedrooms and 2 bathroom, 3 WC.

On the ground floor :

Lounge of 25,80 m<sup>2</sup> 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 -3,96m<sup>2</sup>,

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

Door then, corridor, bathroom of 5,8m<sup>2</sup> with bath/shower and wash basin also with a very neat laundry area. Separate WC of 1,80m<sup>2</sup>

Hallway and bedroom 1 of 12,10m<sup>2</sup> 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 10m<sup>2</sup> with wooden floors - WC of 2m<sup>2</sup>.

Brand new fully equipped Kitchen of 15,21m<sup>2</sup> with new appliances and dining area - sliding bay windows with automatic security shutters - opening onto the private 1st floor terrace of 10m<sup>2</sup>.

WC of 2m<sup>2</sup>. Tiled flooring Not overlooked

2 nd floor : Bedroom 3 - 10,31 m<sup>2</sup> with balcony and adjacent bathroom of 3,29m<sup>2</sup> 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

