



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5406

• House - Monflanquin •



## DETAILS

**Land surface:** 1645 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Gas

**Drainage/sewage:** Everything in the sewer

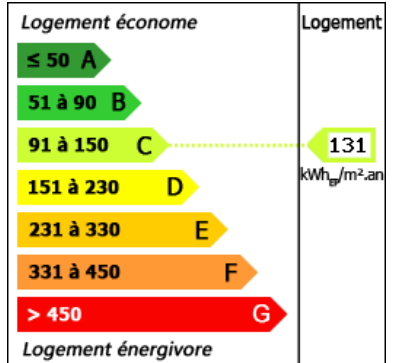
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1870



Former stone presbytery with a living area of approx. 195m<sup>2</sup>. 4/5 Bedrooms. Located on the edge of a charming village with its school 6min from the magnificent bastide town of Monflanquin

195 m<sup>2</sup> living

1 645 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

249 500 €

Agency fees: 6,4 % VAT included\*

Price without fees: 234 530 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°5406 •

Former stone presbytery with a living area of approximately 195m<sup>2</sup>, 4/5 bedrooms.

On the edge of a charming village with its school and 6 minutes from the magnificent bastide of Monflanquin - one of the most beautiful villages in France where all shops and leisure activities can be found.

The house offers on the ground floor a beautiful entrance hall with a beautiful wooden staircase giving access to the upper floors. An office or bedroom with a napoleon marble fireplace, a bright living room of over 32m<sup>2</sup>, kitchen with pantry, bathroom, separate toilet and laundry area.

Cellar in the basement.

Upstairs, landing and four large bedrooms - one with shower room and WC.

A wooden staircase leading to the second floor and to the attic to be converted.

Next to the house a stone barn with bread oven, and stone shed, wooded land of 1645m<sup>2</sup> with well and views over the countryside and the bastide of Monflanquin.

Gas central heating

Bergerac and its International Airport is 40 minutes away and a golf course is 20 minutes from the property.

