



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6111

• House - Monflanquin •



## DETAILS

**Land surface:** 36904 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Climatisation reversible, bois et électrique

**Drainage/sewage:** Pit all waters

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1256

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

Exceptional stone house 5 mins from Monflanquin.  
3.6 ha in peace. Dominant location - swimming pool and views

325 m<sup>2</sup> living

36 904 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

885 000 €

Agency fees: 4,1 % VAT included\*

Price without fees: 850 000 €

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





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## • Description ref n°6111 •

Dating from the 12th century with magnificent views and carefully renovated, the house offers 5/6 bedrooms - Reception rooms - salt pool in a unique location.

Benefiting from an unobstructed view of the surrounding countryside, this large historic house, located 5 minutes from shops and the medieval bastide of Monflanquin classified as one of the most beautiful villages in France.

The property also benefits from a very privileged setting, a salt pool and beach, superbly placed with views of the countryside.

A 3.6ha flowered park with walled trees, summer kitchen, covered terrace and a wood  
Many relaxation areas and terraces around the house

The main house currently offers 4 very large bedrooms and 3 bathrooms.

Fitted kitchen with wood stove and pantry, exposed beams and floor tiles.

1st living room with wood stove, exposed beams and terracotta floor;

2nd living room or very bright bedroom also with a fireplace.

Master bedroom with its adjoining shower room, separate wc – Terracotta floor.

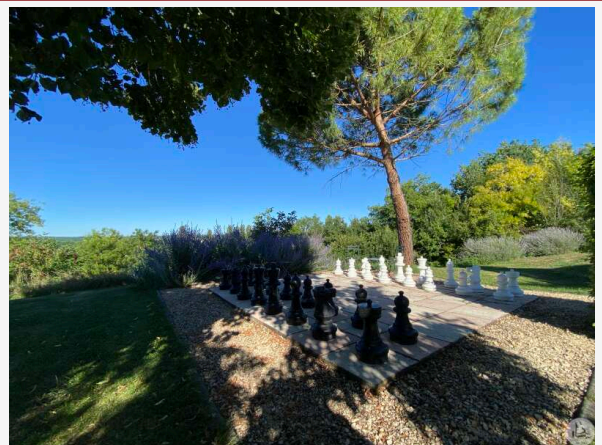
2 nd bedroom with exposed stones and floor tiles.

In the annex - right wing of the house at ground level, a large bedroom with independent access, adjoining shower room and disabled access.

The floor of the house benefits from a landing and 2 very large bedrooms, one with mezzanine with its large adjoining bathrooms with toilets.

Many period features, stone sinks, fireplace and exposed stones.

Separate room used as a Library / living room with the attic of more than 90 m<sup>2</sup> to convert.



Beautiful salt swimming pool 10 m x 5m with terrace