Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6775

• House - Monflanquin •

SOLD



DETAILS

Land surface: 15 m²

Number of bedrooms: 2

Number of levels: 3

Type of heating: Bois - poêle à bois

Drainage/sewage: Everything in the sewer

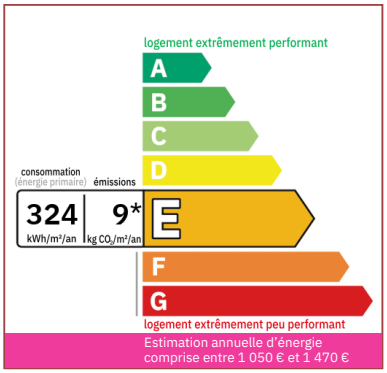
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1256



Beautiful village house set over 4 levels
Located in the heart of a renowned medieval bastide village from a roof top terrace with fantastic views-

89 m² living

15 m²

Non-binding document

- Issigeac -
Grand Rue
24560 Issigeac
Tel : 05 53 58 68 26
issigeac@valadie-immobilier.com

Price fees included

108 500 €

Agency fees: 8,5 % VAT included*
Price without fees: 100 000 €

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

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Lots of character for this pretty 13th century village house located in the heart of the hilltop bastide of Monflanquin, classified 'one of the most beautiful villages in France'.

The house offers on the ground floor a kitchen with a staircase leading to the living room located on the half a floor.
Entrance, then a 2nd staircase leads to the living room with its original wooden floor, fireplace with wood stove, exposed stones and beams.- Juliette 'style' balcony.



On the 1st floor, a large bedroom, seagrass matting, exposed stones and beams, en-suite bathroom with bathtub, sinks and WC.

On the top floor, an attic room which can be used as an extra bedroom, acces through this area to the roof terrace with views over the countryside.



Free and easy parking nearby.

There are a few stairs in the property and they can be steep.
Heating is provided by a wood stove in the living room, the bathroom has a towel dryer for heating. The windows are single glazed.
The 2nd bedroom is really an' occasional' 'extra' bedroom or for a child as the ceiling is 'Mansardé' and low and sloping- the acces to the roof terrace is also through this room
The taxe fonciere house tax for the year is 476 euros.
The house is on mains drainage (tout à l'égout)



Monflanquin, a magnificent medieval hilltop village, dating from 1256, is classified as "one of the most beautiful villages in France", with its commanding views over the rolling countryside.

Many independent restaurants, cafes and boutiques are within walking distance from the property, as well as the weekly farmers' market.



The river town of Villeneuve-sur-Lot is 18km away and Bergerac and its airport around 40 minutes with flights