Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6823

• House - Monflanquin •

SOLD



DETAILS

Land surface: 20 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

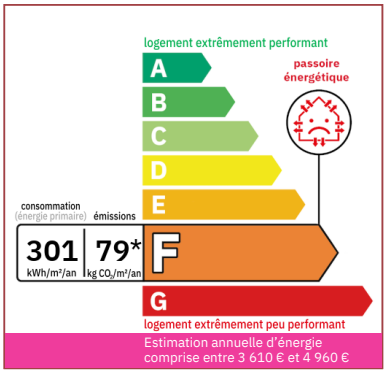
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 1720



Beautifully presented town house, situated in the heart of the bastide of Monflanquin, offering its own rooftop terrace, arranged over 3 floors and offering work /office space.

171 m² living

20 m²

Non-binding document

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

Price fees included

315 000 €

Agency fees: 5 % VAT included*
Price without fees: 300 000 €

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

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• Description ref n°6823 •

This handsome village property benefits from being in a hill top bastide classed as 'One of the most beautiful villages of France', offering its own rooftop terrace with breathtaking views over the roof tops and the surrounding countryside.



The house which has been beautifully restored, retains many of its original features and is arranged as the following :

On the ground floor of a large entrance hall (14m2) with adjoining, boutique or office area (15m2) which can be accessed via the hall way of the main house, or by its own separate entrance, making this a fabulous space for a future project as extra accommodation, seasonal rental/shop or office space.



Leading from the ground level hallway a storage room (10m2) WC and secondary entrance to the property from the medieval, 'carrerot', passageway.

There is also a lower level housing a wine cellar of 26m2

Stunning sweeping mahogany staircase leading upstairs to the 1st floor hallway of 6,5m2 with original ceiling height cupboards and doors, to the left is the spacious fully fitted kitchen eat-in kitchen fully equipped with modern appliances (17m2)



To the other side of the hallway is the beautiful appointed light filled sitting room (18m2) with feature carved moldings, marble fireplace with elegant french doors leading out onto the wrought iron balcony.

The 1st bedroom of 11 m2 with wooden flooring, marble fireplace with glazed french doors to the balcony.



Adjacent to the bedroom there is an immaculate shower room (7,5m2) with walk-in shower, WC, hand basin land laundry area, this completes the 1st floor.

On the 2nd floor the staircase continues to a further landing with two spacious double bedrooms 18m2 and 19m2, both with original flooring and feature fireplaces.
A large family bathroom of 11 m2. with bath- shower, basin and WC
The staircase continues to the 3rd level with the