Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6994 • House - Monflanquin •



DETAILS

Land surface: 2406 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Everything in the sewer

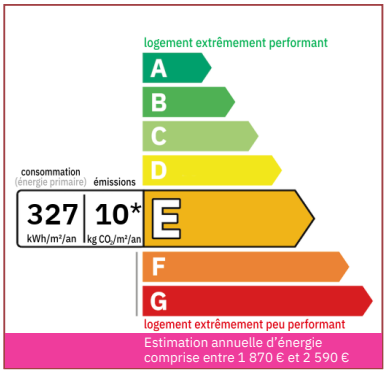
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Very pretty single storey house. Located in Monflanquin, a magnificent medieval village. Beautiful garden - 3 bedrooms and 2 bathrooms. Garage. Shops in walking distance

100 m² living

2 406 m²

Non-binding document

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

Price fees included

232 000 €

Agency fees: 5,5 % VAT included*
Price without fees: 220 000 €

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

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At the end of its own driveway, charming property set on one level and benefiting from an entrance, a very light living room - dining room -29 m2 with terracotta tiled floor and fireplace.

Equipped kitchen of 11 m2, French doors opening onto a south-facing terrace and the garden.

The house continues with its 3 bedrooms, including a master bedroom of 20 m2 with ensuite bathroom - 4.95m2 with bath/shower, basin and WC, terracotta tiled floor.
Bedroom n 2 -–11.80 m2 with built-in cupboard
Bedroom no. 3- 11m2
Family bathroom with bath/shower and basin – 4.85m2.
Separate toilet

Garage and garden shed
Pretty garden of 2400m2 with mature trees lovely shaded area under the trees perfect for alfreso dining

The property is in walking distance of shops and is set in a quiet residential area of Monflanquin at the bottom of the village.

Taxe fonciere 693 euros per year.
Heating by electric radiators and fire place.
Mains drainage.

A bright and easy-to-maintain house on the edge of the medieval bastide of Monflanquin, classified as one of 'one of the most beautiful villages in France'

Bergerac and its airport approximately 40 minutes away with flights to the United Kingdom
United, Belgium and Holland.
-The town of Villeneuve-sur-Lot is 18 km away.
Agen and its TGV 40 minutes away
The major cities of Bordeaux and Toulouse are less than 2 hours away - LGV to Paris
Bus service to Bergerac and its train staion

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