Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7018 • House - Monflanquin •



DETAILS

Land surface: 95755 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Pit all waters

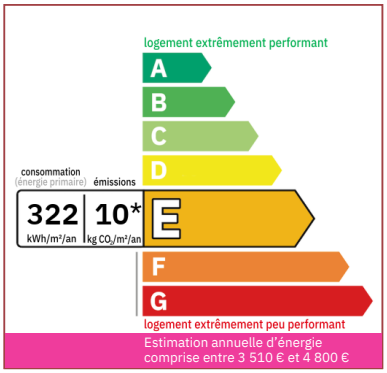
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Former farmhouse in the heart of 9 ha of meadows
Idyllic setting with views. Near the beautiful bastide village of Monflanquin
Large stone house with swimming pool and numerous outbuildings.

200 m² living

95 755 m²

Non-binding document

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

Price fees included

451 000 €

Agency fees: 4,9 % VAT included*
Price without fees: 430 000 €

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

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• Description ref n°7018 •

Wonderful location for this character property set amonst 9 hectares of fields and woodland a beautiful bucolique setting, but near to the beautiful hilltop village of Monflanquin classied as one of the most beautiful villages of France

The property is acessed by a long private drive ensuring absolute peace and privacy
Offering a lovely stone farm house with 3 large bedrooms and 2 bathrooms, spacious
and light filled reception rooms and fully equipped kitchen with central island

The house benefits on the ground floor of a covered terrace area , entrance hall with stairs leading to the 1st floor.
Sitting room of 30m2 with wooden floors and 'Godin' wood burning stove., acces to the attic? french doors leading to the terraces.

Ground floor Bedroom n°1 of 22m2- wooden floors and old style fitted cupboards and ornemental fireplace.
Large and light dining room 30m2 with wooden floor and leading to the fully equipped kitchen of 26 m2 with central island and slate tiled floor, french doors to the jardin and pool area
A Shower room -5,8m2 with walk-in shower, WC and basin, complets this level

-Ist floor -

Landing area of 8,80 m2
Bedroom n°2 ,the master bedroom of 31m2 , lovely views over the rolling countryside- wooden flooring throughout this level

3rd bedroom of 29m2 - views.

The house benifits from double glazing thought out and heating by electric radiators and wood burning stove

The annuel taxe foncier is 899 euros
Fiber internet possible
Shops and commerces at only 6 mins

A beautiful small but perfectly formed swimming pool set amongst the rosemary and lavender has views stretching accros the meadows ... there is even a pond !





