



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7018

• House - Monflanquin •



## DETAILS

**Land surface:** 95755 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Pit all waters

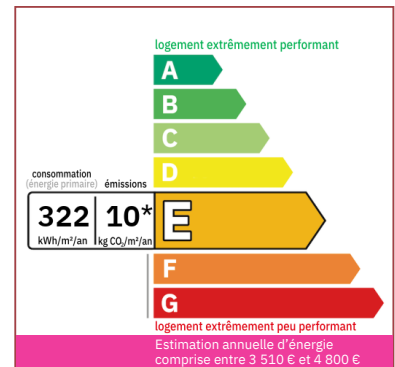
**Swimming pool:** Yes

**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 m<sup>2</sup> living

95 755 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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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 amongst 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 accessed 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 30m<sup>2</sup> with wooden floors and 'Godin' wood burning stove., acces to the attic? french doors leading to the terraces.

Ground floor Bedroom n°1 of 22m<sup>2</sup>- wooden floors and old style fitted cupboards and ornamental fireplace.

Large and light dining room 30m<sup>2</sup> with wooden floor and leading to the fully equipped kitchen of 26 m<sup>2</sup> with central island and slate tiled floor, french doors to the jardin and pool area

A Shower room -5,8m<sup>2</sup> with walk-in shower, WC and basin, complets this level

-1st floor -

Landing area of 8,80 m<sup>2</sup>

Bedroom n°2 ,the master bedroom of 31m<sup>2</sup>, lovely views over the rolling countryside- wooden flooring throughout this level

3rd bedroom of 29m<sup>2</sup> - views.

The house benefits 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 !

