



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7117

• House - Monflanquin •



## DETAILS

**Land surface:** 21003 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

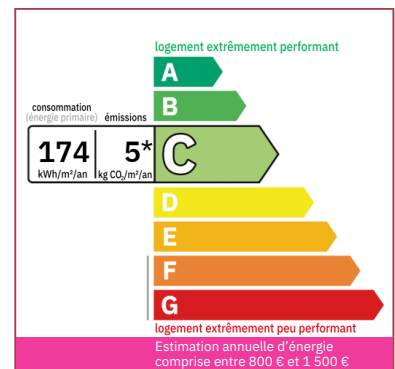
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Exceptional stone property with renovated barn, ideal for entertaining, gardens, pool

5 minutes to the beautiful village of Monflanquin

320 m<sup>2</sup> living

21 003 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

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Price fees included

624 000 €

Agency fees: 4 % VAT included\*

Price without fees: 600 000 €

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



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## • Description ref n°7117 •

Unique opportunity to purchase 2 charming houses with fantastic views looking towards the beautiful bastide town of Monflanquin

The property is situated in a peaceful setting, mature gardens and various areas for relaxing and enjoying the surroundings.

The property benefits from a heated heated pool ( 8 X 4m ) heat pump

Well connected to a water system for the garden

Old stone walled ruin with a still with its stone fireplace, ideal for an interior garden or courtyard. Could also be restored to a house (subject to planning regulations).

The four bedroomed stone main house, has a shady terrasse overlooking the garden, leading through to the spacious light filled open plan kitchen and living area 38 m<sup>2</sup>

Office/small bedroom 9.5 m<sup>2</sup>

Bathroom 10 m<sup>2</sup>

Upstairs, three bedrooms, ( 13 m<sup>2</sup>, 10 m<sup>2</sup> and 12 m<sup>2</sup>) delightful cosy two bed dormitory ideal for young children

Bathroom 6 m<sup>2</sup>

Below property there is a  
Cellar housing the washing machine and water heaters

This house currently generates an income from summer lettings.

Converted tobacco drying barn offering further accommodation for entertaining family and friends.

Large living area of 68 m<sup>2</sup> with bar and galley kitchen.

Toilet and washbasin

Stairs leading to upper level office area or snug of 35 m<sup>2</sup>

Two bedrooms 10 m<sup>2</sup>

Shower room 5 m<sup>2</sup>

Large workshop/garage adjoining the barn.

Further small stone outbuilding

