Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7267

• House - Monflanquin •



DETAILS

Land surface: 11 m²

Number of bedrooms: 2

Number of levels: 3

Type of heating: Electric

Drainage/sewage: Everything in the sewer

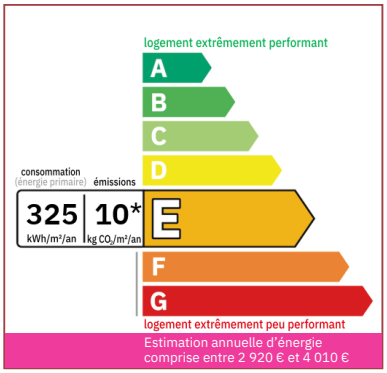
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: 1256



Exceptional location for this magnificent 13th-century stone house, set in the heart of the medieval bastide town of Monflanquin, listed as one of France's most beautiful villages. Terrace with views

140 m² living

11 m²

Non-binding document

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

Price fees included

219 350 €

Agency fees: 7 % VAT included*
Price without fees: 205 000 €

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

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• Description ref n°7267 •

Exceptional location for this magnificent 13th-century stone house, in the heart of the medieval bastide town of Monflanquin, listed as one of France's most beautiful villages.

Completely renovated, it offers a roof terrace with sublime views over the ochre roofs, the bastide and the surrounding countryside, and a magnificent view over the central square with its 13th-century arcades, the Prince Noir's house and the fortified church...

This beautiful stone house with its origins dating back to 1256, the creation of the bastide, is within walking distance of numerous shops, restaurants and boutiques.

With a total surface area of 140 m2 and two bedrooms, the house is accessed from both the front and rear, providing plenty of natural light and retaining many of its original features.

On the ground floor, a 26m2 shop/workshop or living space opens onto the arcades and the square, offering multiple commercial or private possibilities. WC, SInk.
Stairs lead up to the first floor and the bright, open-plan fitted kitchen with dining room (26m2) overlooking a medieval square, as well as a laundry room for practicality.
A large 28m2 living room overlooking the square and church, with original parquet flooring, built-in cupboards and fireplace.
Also on this level, a guest WC with washbasin.

On the second floor, two large bedrooms of 28m2 and 19m2 , the master bedroom overlooking the square, the other opening onto the 11m2 terrace with impressive views!
The 55m2 attic offers an opportunity to create further habitable rooms to complete this property.

Monflanquin, a medieval bastide and village founded in 1256, offers sublime 360° views over the surrounding countryside to Château Biron.
The town of Villeneuve-sur-Lot is 18 km away and Bergerac and its airport around 40 minutes away, with flights to the UK, Belgium and Holland.

Bordeaux and Toulouse are less than 2 hours away. (LGV)







