Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7519 • House - Monflanquin •



DETAILS

Land surface: 60 m²

Number of bedrooms: 3

Number of levels: 2

Type of heating: PAC reversible, Bois et electrique

Drainage/sewage: Everything in the sewer

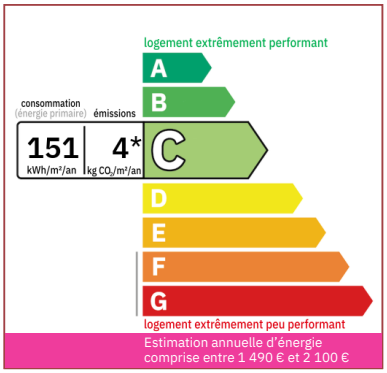
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Charming stone house with courtyard and garage set in the heart of the bastide of Monflanquin '' classified as one of the most beautiful villages in France''

140 m² living

60 m²

Non-binding document

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

Price fees included

270 000 €

Agency fees: 5,9 % VAT included*
Price without fees: 255 000 €

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

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• Description ref n°7519 •

Located in the heart of a magnificent bastide village, beautiful stone house with 3 bedrooms, 2 bathrooms, a large garage, also benefiting from a pretty interior courtyard.

In a quiet street, a stones throw from shops and restaurants.
A super main or secondary residence.

The house comprises

Ground floor -
Arranged on three levels, with double glazing, heating by heat pump-reversible air conditioning and pellet stove, this house includes:

A spacious reception room of 60m2 with parquet flooring, exposed beams, recently fully refitted kitchen , fireplace benefiting from a pellet stove, this room opens onto the magnificent spacious interior courtyard of 60m2 with exposed stones, travertine floor;

Guest WC with handbasin.

From the living room stairs leading to the cellar.

First floor-

From the living room, original wooden staircase leading to the first floor and landing
Door opening onto the balcony of 7.5m2 with view on courtyard.

Large master bedroom of 23m2 with beautiful original oak parquet flooring, ornamental fireplace, view to the side of the property and the roof tops/
Adjacent, a bathroom of 8.61m2 renovated with large glass basin, Italian shower, WC and heated towel rail.
Bedroom 2 of 11m2 with old oak parquet flooring and dressing room of 3.25 m2

Second floor-

From the landing, the orginal wooden staircase continues to the second floor

attic living room or possible future large bedroom of 25m2 - exposed beams







