



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 électrique

Drainage/sewage: Everything in the sewer

Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

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

- 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 original wooden staircase continues to the second floor

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

