



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7519

• House - Monflanquin •



## DETAILS

**Land surface:** 60 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** PAC reversible, Bois et électrique

**Drainage/sewage:** Everything in the sewer

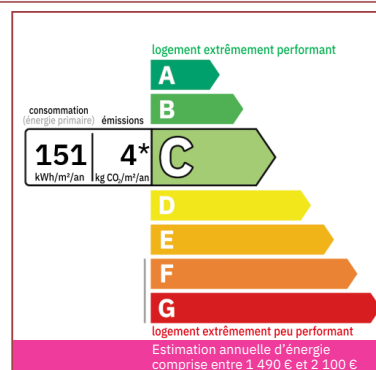
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



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 m<sup>2</sup> living

60 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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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 60m<sup>2</sup> 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 60m<sup>2</sup> 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 7.5m<sup>2</sup> with view on courtyard.

Large master bedroom of 23m<sup>2</sup> with beautiful original oak parquet flooring, ornamental fireplace, view to the side of the property and the roof tops/

Adjacent, a bathroom of 8.61m<sup>2</sup> renovated with large glass basin, Italian shower, WC and heated towel rail.

Bedroom 2 of 11m<sup>2</sup> with old oak parquet flooring and dressing room of 3.25 m<sup>2</sup>

Second floor-

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

attic living room or possible future large bedroom of 25m<sup>2</sup> - exposed beams

