Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7539 • House - Monflanquin •



DETAILS

Land surface: 32956 m²

Number of bedrooms: 5

Number of levels: 2

Type of heating: Fuel, Climatisation et bois

Drainage/sewage: Pit all waters

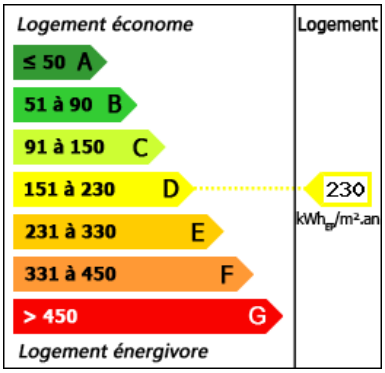
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1900



5 mins from the beautiful hilltop bastide village of Monflanquin. South of Bergerac. Beautiful country house set in 3ha of parkland with swimming pool and tennis court, 5 bedrooms and 5 shower rooms,

400 m² living

32 956 m²

Non-binding document

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

Price

695 000 €

The agency fees are entirely at the cost of the seller

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Beautiful country house consisting of an entrance in a dovecote, on the 1st floor, an office area.
Guest toilets and boiler room.
Large living room of 107m2 with a double central fireplace, doors opening onto the terrace and garden - facing south. Cellars.

Equipped kitchen, granite worktop - 19.50 m2

A second living room is on the half level as well as two bedrooms each with their shower room and WC, access to the veranda from the living room.
Above, a studio of approx. 60m2 with independent access and bathroom with WC.
On the ground floor, another terrace.
Door, access to the garage

In the left wing, the master bedroom with a dressing room, large bathroom, access to the terrace through the bedroom.
Air conditioning - reversible and electric Velux
Large terrace and veranda facing the park and the 13m x 6m heated salt / chlorine swimming pool with electric security cover, terrace, technical pool room and covered terrace.

Guest cottage with covered terrace, summer kitchen and bar, bedroom with shower room and WC

Workshop, greenhouse and double garage with electric door, electric entrance gate.
Tennis court
A plot of over 3 hectares with gardens and truffle trees, pond, well and spring.

Oil heating with Viessemen boiler - underfloor heating in the living room.
Reversible air conditioning .
Spring for watering, Water softener

5 minutes drive from the village of Monflanquin with all shops, restaurants and cafes, 'listed among the most beautiful villages in France' and 45 minutes south of Bergerac with its international airport and vineyards. 15 minutes to Villeneuve- sur- Lot



