



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8076

• House - Monflanquin •



## DETAILS

**Land surface:** 915 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 3

**Type of heating:** Pompe à chaleur

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

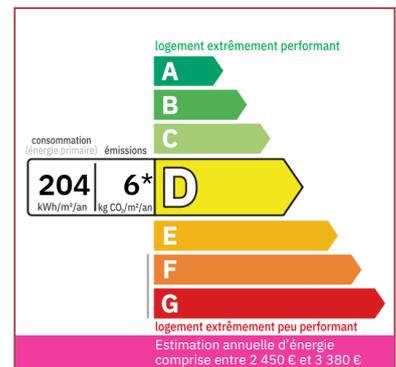
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**Built:** 1900



Renovated character house with garage, terrace and pretty garden with panoramic views, located in the heart of one of the Most Beautiful Villages in France - Monflanquin - Magnificent hilltop medieval village - Views!

199 m<sup>2</sup> living

915 m<sup>2</sup>

Non-binding document

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

298 000 €

Agency fees: 6 % VAT included\*

Price without fees: 281 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8076 •

Rare on the market – Spacious stone house with stunning views and a garden, ideally located in the heart of the hilltop medieval fortified town of Monflanquin, listed among the Most Beautiful Villages of France. Shops, boutiques, and restaurants are within walking distance.

The house, spread over 4 levels, benefits from 5 bedrooms and 3 bathrooms, a superb garden, and a garage. It comprises:

Ground floor, street side:

A separate apartment (but connected to the main house) comprising a spacious entrance hall, a bright living room with a fitted kitchen overlooking the garden and valley, as well as two large bedrooms and a shower room. A lovely separate terrace completes this space.

A versatile and scalable space:

- This level offers exceptional flexibility of use. It can function as a fully self-contained single-story dwelling – perfect for accommodating family, offering seasonal rentals, or generating rental income. It can also be integrated into the entire house to create a large, generously proportioned family home. Accessible for people with reduced mobility (PMR)

- Attic -

The attic has been fully converted into a spacious master bedroom with an en-suite bathroom.

Lower Levels: Comfort, Space, and Views

Level -1

This level houses two large bedrooms, a shower room with WC, a dressing room, and a practical laundry room—all creating a comfortable and functional sleeping area, ideal for family life or guests.

Level -2

On the garden level, you will discover a large, bright living room with an open, fully equipped kitchen, opening directly onto a covered terrace and a panoramic garden, a rare feature in the country house.

The exterior extends into a summer kitchen, a pétanque court, and several relaxation areas, perfect for making the most of the sunny days.

A private garage completes the amenities.

