



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8451

• House - Monflanquin •



## DETAILS

**Land surface:** 258224 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Poêle à bois et Cheminée

**Drainage/sewage:** Fosse septique -

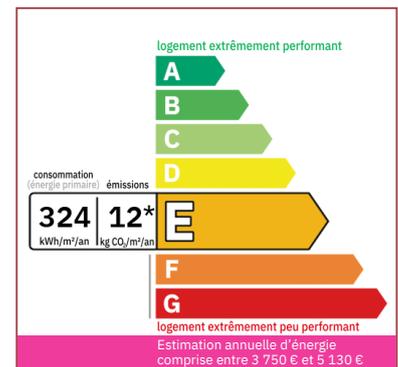
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



Domaine with Charming Stone Residence, numerous out buildings and 25 Hectares of land, swimming pool

150 m<sup>2</sup> living

258 224 m<sup>2</sup>

- Issigeac -  
Grand Rue

24560 Issigeac

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Price fees included

585 000 €

Agency fees: 4,5 % VAT included\*

Price without fees: 560 000 €

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



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## • Description ref n°8451 •

Fantastic appointed property situated near to three gorgeous medieval bastide villages, all having the prestigious label, 'One of the most beautiful villages of France'

A unique opportunity to acquire a beautifully restored stone property set within 25 hectares of land.( Approx 61 acres)

The estate includes multiple outbuildings also offers excellent potential for a business, if desired.

A beautiful tranquil setting with stunning panoramic views, located just 10 minutes from the beautiful bastide village of Villeréal and near to the hilltop village Monflanquin and also to Monpazier, both superb dynamic medieval villages.

The airport of Bergerac a riverside town, known for its good wines is under 40 minutes with flights to the UK, Holland and Belgium

Bordeaux Unesco heritage city at 2hours with its Fast Lgv train link to Paris, the ville 'Rose' of Toulouse at equal distance

Main House ( 150m<sup>2</sup> ) 1614 ft<sup>2</sup>

This light-filled stone residence comprises:

Kitchen / Dining Area (46 m<sup>2</sup>): Fireplace with woodburner, bespoke fitted kitchen with island, travertine flooring, and double glazing. Exposed stone walls and beams ;

Charming Sitting Room (35 m<sup>2</sup>): Stone fireplace, exposed stone feature wall, travertine floor tiles and direct access to the covered terrace.

Family Bathroom (7 m<sup>2</sup>): Free-standing bath / shower, basin, Wc, underfloor heating, and travertine flooring.

Bedroom 1 (15 m<sup>2</sup>): Wooden flooring and glazed door opening onto the terrace.

Shower Room (5.5 m<sup>2</sup>): Walk-in shower, Wc, and hand basin.

Bedroom 2 (14 m<sup>2</sup>): Wooden flooring and doors opening

