



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8541

• House - Monflanquin •

FAVORITE



## DETAILS

**Land surface:** 15 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 4

**Type of heating:** Wood

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

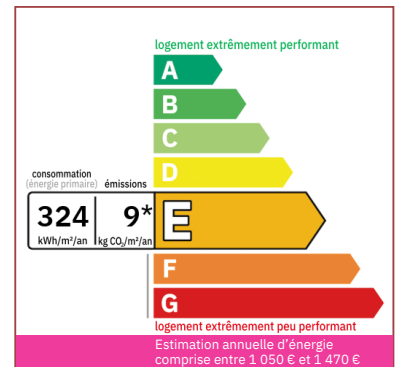
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Beautiful village house set over 4 levels

Located in the heart of a renowned medieval bastide village, roof top terrace with fantastic views

89 m<sup>2</sup> living

15 m<sup>2</sup>

- Issigeac -  
Grand Rue

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Price fees included

129 000 €

Agency fees: 7,5 % VAT included\*

Price without fees: 120 000 €

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



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## • Description ref n°8541 •

Lots of character for this pretty 13th century village house located in the heart of the hilltop bastide of Monflanquin, classified 'one of the most beautiful villages in France'.

### -Ground Floor-

The stone house offers on the ground floor a simple kitchen and Guest WC, (low ceiling for the WC) staircase leading to the living room located on 1 st floor

### -1st floor-

Entrance, through the white front door, then a 2nd staircase also leads to the living room with its original wooden floor, fireplace with wood stove, exposed stones and beams.- Juliette 'style' balcony. Wooden fitted cupboard.

Stairs to the 2nd floor

### - 2nd floor -

On the 1st floor, a large bedroom, seagrass matting, exposed stone walls and beams, en-suite bathroom with bathtub / shower, basin and Wc. Towel dryer- heater.

### - 3rd floor -

Stairs from the bedroom to the upper floor

On the top floor, an attic room with sloping 'mansarde' ceiling which can be used as an extra 'occasional' bedroom, access through this area to the roof terrace with views over the countryside.

--The house is sold furnished and equipped--

Roof terrace of Approx 15m2

--Free and easy parking nearby or in the street.

- Please note :

There are a three sets of steep stairs in the property - Heating is provided by a wood stove in the living room, the bathroom has a towel dryer for heating.

There is no central heating

