Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 866 • House - Monflanquin •



DETAILS

Land surface: 7884 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Directement dans la riviere

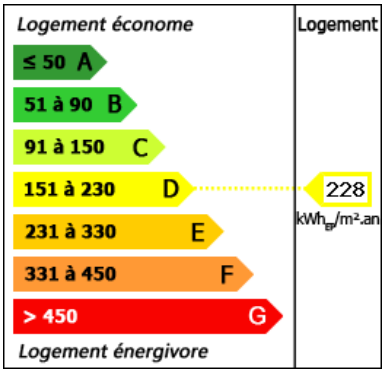
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1750



Magnificent 18th century character mill with 185 m2 of living space, very close to the beautiful medieval bastide town of Monflanquin. Superb quality renovation and decorated with care. Located in a landscaped park of 8000 m2

185 m² living

7 884 m²

Non-binding document

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

Price fees included

298 000 €

Agency fees: 4,6 % VAT included*
Price without fees: 285 000 €

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

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• Description ref n°866 •

Beautiful restoration and service for this charming restored and very healthy mill

Which consists of an entrance with waxed concrete floor. Next door: the boiler room and wine cellar.
Large living room of approx. 60m2 with brick fireplace and insert, old floor tiles (terracotta), dining area with direct view of the river, separate WC and laundry area.

Large, voluminous and bright living spaces.

Second entrance and next door: a super nice fitted kitchen and dining room with a glass panel in the floor – view of the river.

Contemporary wooden staircase serving the first floor and the landing - parquet floors.
Two bedrooms each with its own dressing room. Separate toilet, shower room with double basins, and Italian shower, linen room.

A suite/apartment with independent access: bedroom and lounge area, dressing room, kitchenette, bathroom with shower, WC, basin and superb terrace of approx. 20m2. with stairs down to the garden. (Which gives the possibility of having a totally independent space for a rental or parental suite).

Very nice landscaped, wooded and flowery land of 7884m2.

Swimming pool 10 x 5m with chlorine, surrounded by greenery. Horse box and meadow. Shelter for two cars and wooden shed.

In the heart of the country of fortified towns and medieval villages, the mill is only a few kilometers from the magnificent village of Monflanquin and its restaurants and shops.
Close to a golf course and 40 minutes from Bergerac.

Idyllic and relaxing environment.



