



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8703

• House - Monflanquin •



DETAILS

Land surface: 1836 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Micro station

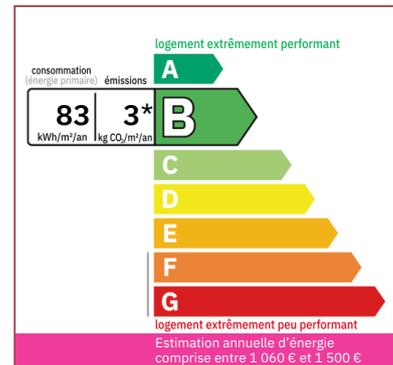
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: 2012



Property ideally situated in the countryside, views towards the hilltop bastide of Monflanquin, classified one of the most beautiful villages in France.

Generous light filled rooms, terrasse and swimming pool

145 m² living

1 836 m²

- Issigeac -
Grand Rue

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Price fees included

365 000 €

Agency fees: 4,3 % VAT included*

Price without fees: 350 000 €

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



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• Description ref n°8703 •

A unique charming Single-Story Wooden property benefiting from a pool

Nestled in the heart of Lot-et-Garonne, just minutes from the picturesque bastides of Monflanquin and Villeneuve-sur-Lot, this elegant single-story wooden home offers a peaceful, verdant setting and a perfect blend of comfort and style.

Boasting approximately 145 m² of living space, the home is flooded with natural light and features generous, open-plan interiors. The 77 m² living and dining area flows seamlessly into a modern, fully equipped kitchen, creating an ideal space for entertaining family and friends.

The property boasts two spacious bedrooms with built-in wardrobes, a bathroom, and a separate WC.

A practical laundry room and a 40 m² double garage complete this property.

Set on a beautifully landscaped, fully enclosed approx 1,800 m² garden is a true sanctuary. Enjoy sunny days on the covered terrace or take a refreshing dip in the swimming pool.

Key features include:

Underfloor heating with heat pump

Reversible air conditioning

Wood-burning jotul stove

Electric roller shutters

Alarm system

Fully renovated and ready to move in, this home combines charm with modern comforts.

Perfect as a primary residence or a holiday retreat, it is a peaceful haven for those who want to enjoy the French countryside.

