Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8865 • House - Monflanquin •



DETAILS

Land surface: 6224 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

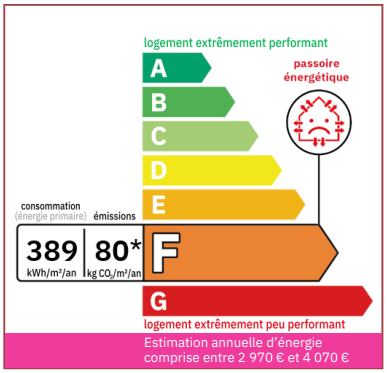
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: No

Built: Not specified



Charming stone house, located just 5 minutes from the fortified town of Monflanquin and its shops, in a bucolic, calm and green setting.

80 m² living

6 224 m²

Non-binding document

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

Price fees included

159 500 €

Agency fees: 6,3 % VAT included*
Price without fees: 150 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°8865 •

A true haven of peace in the heart of the countryside, this charming stone house of approximately 80m² will appeal to lovers of nature and authenticity.

The house comprises an entrance hall opening onto a living room with an open-plan kitchen.

The living room features a fireplace with an insert (not used for about 15 years).

A few steps lead to a first bedroom that could also serve as an office.

On the other side of the living room, a second bedroom has its own en-suite shower room with a shower, sink, and toilet.

An adjacent section, with a separate entrance, offers a bedroom with French doors, an entrance area, access to the attic, and a shower room with a shower, sink, and toilet.

Outside, you will find a garage, a wooden garden shed (or storage shed), a well, a swimming pool in need of renovation with a fenced deck, a boiler room, and a wine cellar.

The property sits on a superb, fully fenced plot of 6,224 m² with an entrance gate and mature trees, offering a peaceful and idyllic setting, perfect for nature lovers.

Some updating is required, offering excellent potential for personalization to suit your tastes.









