



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

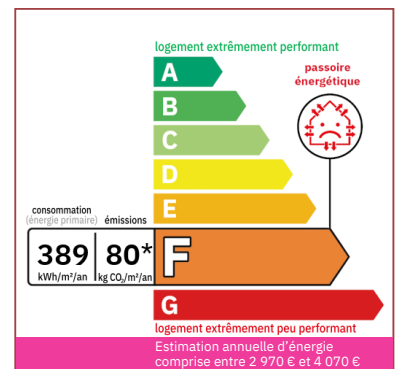
Swimming pool: No

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

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

165 000 €

Agency fees: 6,5 % VAT included*

Price without fees: 155 000 €

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



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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.

