



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4830

• House - Monflanquin •



DETAILS

Land surface: 2217 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: bois+ électrique +climatisation réversible

Drainage/sewage: Everything in the sewer

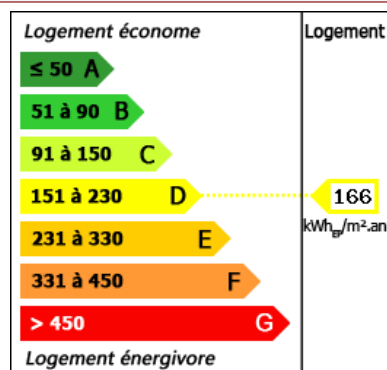
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1680



Character stone house with independent apartment. Located in the heart of a pretty village. Close to the bastide of Monflanquin -South Bergerac. Large garden with swimming pool. Nice views . Quality renovation.

186 m² living

2 217 m²

Non-binding document

Anne Robertin
Agent commercial

Tel : 06 06 06 06 06

<https://test.logiciel-metier-immobilier.com>
anne@valadie-immobilier.com

Price fees included

243 800 €

Agency fees: 6 % VAT included*
Price without fees: 230 000 €

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



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• Description ref n°4830 •

Charming village house comprising of : entrance, living room of 40 m2, tiled floor, exposed stone walls, fireplace with insert, and pellet stove
Lovely equipped kitchen (27m2) with pellet stove very nice features, exposed stone walls.

Door leading out to the covered terrace and garden.
Bathroom of 5,90m2 with bath/shower, basin and WC
Beautiful original staircase in wood leading to the first floor, large landing area and hallway of 10m2.

Bedroom 1 (10,30m2) -exposed stone walls

Bedroom 2-11,97m2 - exposed stone wall.

Bathroom (6,17m2) with shower, sink and WC.

Bedroom 3 - 10,76m2.

Master bedroom of 28m2 exposed stone walls and beams, beautiful original built-in cupboard and fireplace. Double-glazed windows through out the house.

36m2 apartment joined to the house. Independent entrance through the double French doors, living room/ dining room and corner kitchen, bedroom and bathroom.

Door to the garden behind.

Stairs leading to the attic space of 40 m2 approx -Great potential -stone walls and exposed beams and ceiling height of 6m2.

Beautiful garden of 2218m2 with views over the countryside. Garden workshop of 20m2

Mains drainage

Electricity rewired in 2010. Fenced in swimming pool of 11m x 5m (chlorine) - New liner in 2012

Plot of land of 600 m2 with building permission

Quality renovation, beautifully decorated and located in the center of a typical French village with school and café

Close to the bastide town of Monflanquin and Villeneuve sur Lot.

In the heart of the Bastide and medieval villages country and south of Bergerac with its International airport with

low costs flights to the Uk, Holland and Belgium.

Great potential for bed and breakfast or holiday rentals

