



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7000

• House - Monflanquin •



## DETAILS

**Land surface:** 21 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 3

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

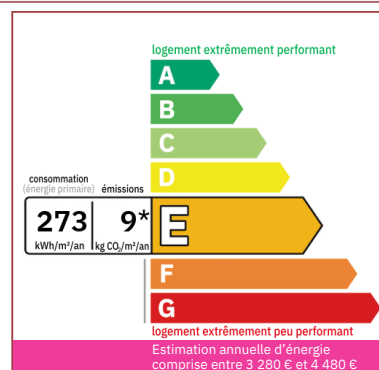
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1256



Magnificently restored house, located in the heart of a medieval hilltop village. Roof terrace, panoramic balconies... 4 bedrooms and 4 bathrooms. Balconies with views - Sublime!

247 m<sup>2</sup> living

21 m<sup>2</sup>

- Issigeac -  
Grand Rue

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Price fees included

445 000 €

Agency fees: 5 % VAT included\*

Price without fees: 423 810 €

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





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## • Description ref n°7000 •

Magnificently restored, and located in the heart of a medieval hilltop village classified as 'one of the most beautiful villages in France'

Further benefiting from a, roof terrace, panoramic balconies, its 4 bedrooms and 4 bathrooms

Offering exceptional and unique views of the countryside and the beautiful village square. A stone's throw from restaurants, cafes and shops.

Exceptional location for this village house arranged over 3 floors  
with its origins dating back to the 13th century

### -Ground floor-

Access to the ground floor via a large common entrance with access to the cellar.

Magnificent and noble original wooden staircase leading to the first floor and landing.

### -First floor-

Entrance- Landing -4 m, staircase leading to the second floor. Parquet floor.

Dining room and kitchen of 40m<sup>2</sup> –

High-end kitchen with central island, oak kitchen units, double French doors opening onto the balconies with views over the square and the other side, views over the countryside

Double exposure and very bright with wooden floor.

Laundry room: pantry a- 3m<sup>2</sup>

Guest toilet with hand basin

Large living room – 40m<sup>2</sup> living room with old oak parquet flooring, open fireplace. Double French doors opening onto a large balcony and views of the medieval square.

### -Second floor-

Landing, staircase leading to the third floor, parquet flooring.

Bedroom n° 1 – Master suite of 39m<sup>2</sup>:

En-suite bathroom with large Italian shower, double sinks, cupboards and separate WC

Bedroom n°2 – 37m<sup>2</sup>

