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## House for sale near Monflanquin in Lot-et-Garonne

Monflanquin , Lot-et-Garonne , Nouvelle Aquitaine



**€243,800**

inc. of agency fees

4 Beds 2 Baths 176.59 sqm 0.02 ha

in a lovely rural village set on top of a hill, 10mns drive from Monflanquin, this lovely stone house offers on the ground floor an...

### At a Glance

Reference	MFH-AES11630-VI	Near to	Monflanquin	Price	€243,800
Bed	4	Bath	2	Hab.Space	176.59 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

### Property Description

in a lovely rural village set on top of a hill, 10mins drive from Monflanquin, this lovely stone house offers on the ground floor an open plan fitted kitchen / dining-room, separate toilet, a living-room with doors opening onto a balcony that offers panoramic views over the valley; on first floor, a corridor leads to a bathroom and 3 bedrooms including an ensuite with a covered terrace enjoying breathtaking views. in the basement, a large heated room with an old bread oven gives access to a cellar and a very private courtyard with hot tub. The property renovation through the years has preserved old features such as a wooden staircase with wrought iron rail, a "potager" (ancient cooker), fireplaces, a stone sink... A must see exclusively with !

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€243,800

Key Information

Internal Area:	176.59 sqm
Land Area:	0.02 ha
Floor:	2

Property Features:

- Terrace

Location: Nouvelle Aquitaine



## Gallery











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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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