



## Beautiful stone villa waiting to be revitalised,

47150, Monflanquin, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 1 Bath

Beautiful stone villa waiting to be revitalised

# €194,400

Ref: BVI72056

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**French Entrée** 



## Property Description

Just a stone's throw from the bastide town of Monflanquin, come and discover this beautiful villa in need of updating.

Ground floor: 3 bedrooms, kitchen/dining room, large living room with fireplace and wood burner, bathroom and separate WC.

The basement comprises a vast 90 m<sup>2</sup> garage with the potential to create two additional bedrooms. There is also a water point and a storeroom.

All set in pretty grounds of 2,500 m<sup>2</sup> planted with trees and fenced.

Price including agency fees : 194 400 €

Price excluding agency fees : 180 000 €

Buyer commission included: 8%

