



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6924

• House - Monflanquin •



## DETAILS

**Land surface:** 1069 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

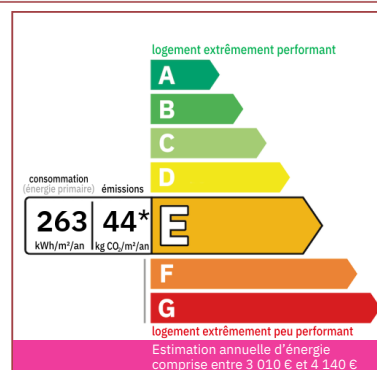
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



Less than 10 minutes from shops, in a quiet hamlet, semi-detached stone house with 4 bedrooms and 3 bathrooms. Magnificent unobstructed view from the outdoor spaces and the private swimming pool.

180 m<sup>2</sup> living

1 069 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°6924 •

Semi-detached stone house comprising: - on the ground floor: equipped kitchen of approximately 16.5 m<sup>2</sup> (with dishwasher, refrigerator, range cooker) / dining area giving access to a patio, dining room / living room - 32.3 m<sup>2</sup> - (with access to a covered tiled terrace), toilet.

Airlock (4.8 m<sup>2</sup>), laundry/boiler room (15.8 m<sup>2</sup>), workshop/storage (20.1 m<sup>2</sup>), billiard room (19.1 m<sup>2</sup>), cellar/bar (15.2 m<sup>2</sup>)

On the 1st floor the landing (2 m<sup>2</sup>) distributes:

- on the left: living room (25.4 m<sup>2</sup>) with French window onto covered balcony, a large bedroom - 19.5 m<sup>2</sup> - (access to covered balcony of 12.3 m<sup>2</sup>), a bedroom - 9.3 m<sup>2</sup> - (without window) with cupboard and mezzanine (currently used as a bedroom) - 9.3 m<sup>2</sup> -, bathroom of 9.2 m<sup>2</sup> (with sink, bathtub, shower, toilet), and a last bedroom - 15.5 m<sup>2</sup> - with its bathroom - 4.2 m<sup>2</sup> - (basin, shower and w.c)

- on the right: bathroom - 4.4 m<sup>2</sup> - (sink, shower and toilet), storage room - 3.4 m<sup>2</sup> - (low ceiling), bedroom (10 m<sup>2</sup>)

On the 2nd floor (in the dovecote): mezzanine of 9.9 m<sup>2</sup> (used as an extra bedroom)

Outside: Garden with car port. Wooden shelter. Heated swimming pool (8 x 4m) with chlorine.

