



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 1106

• House - Monflanquin •



DETAILS

Land surface: 1956 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Gas

Drainage/sewage: Septic tank

Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 **A**

51 à 90 **B**

91 à 150 **C**

151 à 230 **D**

231 à 330 **E**

331 à 450 **F**

> 450 **G**

Logement énergivore

DPE en cours

Stone water mill from the pre-revolutionary period. Living area of approx. 242 m² to be refreshed, possibility to split into two parts. Garden behind the house of 1956 m². River passing underneath. Great potential.

242 m² living

1 956 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price

139 500 €

The agency fees are entirely at the cost of the seller



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A stone watermill with an living space of approx. 242 m2 habitable env, renovation done in 1975 including.:

On the ground floor :

- An old kitchen / dining room of approx. 25 m2, tiled floor, with access to a covered terrace and a hallway with a toilet,

Wooden stairs from the living room to the first floor :

- A living room of approx. 41.5 m2. with a fireplace, wooden floor, access to a balcony,
- 2 bedrooms of approx. 57 m2 and 12 m2 and a bathroom of approx. 4 m2. between the two.
- A bedroom of 41 m2. in the pigeon loft attic accessible from a stone staircase from the outside, with a bathroom en suite.

An extension has been created in 1986 composed by :

- An entrance hall of approx. 5.3 m2, stone floor.
- A dining room/kitchen of approx. 20.6 m2, tile floor, a wood stove,
- A bedroom of approx. 11.8 m2, tiled floor with an ensuite bathroom of approx. 3 m2. with a bath sink and toilet,
- A bathroom of approx. 4.9 m2. to be restored, and ensuite a small bedroom
- A room with old machine mill (possible to convert it into a bedroom or other)

Gas central heating with radiators and a gas tank in the garden.

Joinery single glazing to review certain.

An awning with a courtyard.

A nice garden on the back of the house.

