



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2499

• House - Monflanquin •



## DETAILS

**Land surface:** 2043 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No 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

A beautiful house entirely restored with taste on the ground floor with a superb view on the countryside. Warm house with 2 bedrooms and possibility to create more. Garden of 2000 m2 approx

133 m<sup>2</sup> living

2 043 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

222 600 €

Agency fees: 6 % VAT included\*

Price without fees: 210 000 €

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



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## • Description ref n°2499 •

A stone house completely restored between 2012 and 2014, walk-in, comprising :

- An entry by a pretty covered terrace of 11mX 3m width, tomette floor, with a nice view on the countryside.
- a kitchen of 18.4 m2 approx fully equipped (gas stove 5 burners, hood, sink, dishwasher, cupboards high and low), tiled floors, a door-window giving access to the terrace.
- a room of 43.5 m2 approx with a nice floor on the ground, walls of stone, a door-window giving access to the terrace. A wood burning stove.
- a clearance of 6.6 m2 approx, tiled floors
- a room of 14.5 m2 approx, tiled floors
- a room of 20,7 m2 approx, ground floor.
- A second release from the kitchen of 4.5 m2 approx, tiled floors
- a bathroom of 7.5 m2 approx, shower, sink, toilet, vmc, tiled flooring (this room enjoys under floor heating)
- a laundry room: 17.3 m2 approx with an independent wc with lava-hand, and access to the attic by a miller's ladder.

The attic is developable on a surface of 130 m2 approximately, possibility of creating 2 rooms and a bathroom (plumbing already provided for this.)

### Comforts :

- Wood heating with a wood stove of 12kw, which is enough to heat the house, and electric for the rooms.
- joinery pvc double glazed windows with wooden shutters.
- Glass wool in the attic and floor in the living room completely isolated.
- Roof redone in 2014, under warranty décennale.
- Sanitation by septic tank inspected non-compliant (eyes missing)

### Outside :

- a stone outbuilding of 30 m2 used as a workshop.
- A chicken coop attached.

