



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 277

• House - Monflanquin •



## DETAILS

**Land surface:** 91562 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**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 stone property with a main house, two large barns and land of 9 hectares. all around, ideal for horses, completely fenced. Quiet area and only a few km from Monflanquin.

172 m<sup>2</sup> living

91 562 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

399 000 €

Agency fees: 5 % VAT included\*

Price without fees: 380 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°277 •

A stone property with a main stone house all renovated in the last 15 years, with a living area of approx. 170 m<sup>2</sup>. comprising:

- ground floor :

- An entry of approx. 7.5 m<sup>2</sup>. with a toilet and a wash basin and a staircase leading upstairs,

- An office of approx. 7 m<sup>2</sup>.

- A living room / kitchen / dining room of approx. 60 m<sup>2</sup>. with a wood stove. A fully equipped kitchen with (hood, dishwasher, oven, sink, gas hob and cupboards).

- A laundry room / studio of approx. 11.8 m<sup>2</sup>. with water heaters and electric meter.

Upstairs : a distribution corridor of approx. 2 m<sup>2</sup>. towards :

- A bathroom of approx. 12.7 m<sup>2</sup>. with a bath, a sink on an old cupboard, walkin shower

- Bedroom / living room of approx. 26.5 m<sup>2</sup>. with terrace, parquet floor,

- Two bedrooms of approx. 13.5 and 13.4 m<sup>2</sup>, one with a dressing room of approx. 12.5 m<sup>2</sup>.

- Separate toilet. Electric heating, Aluminium frames and double glazing.

Outside: Two beautiful stone barn to finish to be renovating, new roofs, two large housing opportunities.

Land around meadows and woods.

