



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2931

• House - Monflanquin •



DETAILS

Land surface: 1862 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Everything in the sewer

Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open 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

Charming stone house in the center of the village of Montagnac close to all amenities. A living area of 265 m². and a plot of 1862 m².

265 m² living

1 862 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

275 600 €

Agency fees: 6 % VAT included*

Price without fees: 260 000 €

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



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• Description ref n°2931 •

Charming stone house in the center of the village of Montagnac with a living area of 265 m². Close to all amenities. The entrance is through a hall / patio of 20 m², comprising a side garage of 28 m², concrete floor with a door leading to the outside and on the other side a cellar of 35 m² and a laundry room of 15 m² with floor tile floor (boiler, electric meter). Access to the house is via a staircase leading to a covered terrace. The house includes: On the ground floor :- A bright living room of 57 m², tiled floor, marble fireplace, beamed ceiling. A staircase leads upstairs and 2 windows overlooking the garden.-. A kitchen (cupboards, gas, furnace plates) of 20 m², floor tile floor, beamed ceiling, fireplace. The kitchen provides access to two rooms can be independent: a room of 13.8 m² with parquet floor and another room of 15 m², wooden floor, a sink, a shower and a window with access to the terrace.- A bathroom of 9 m², tiled floor, a bathroom, a toilet and a sink.- A suite room of 18 m², old parquet floor, marble fireplace, fitted wardrobes. Upstairs overcome dessert:- A room of 17 m², laminate wood floors, exposed beams, skylights.- A room of 10 m², laminated parquet floor.- A bathroom 7.5 m², laminated parquet floor, sink, toilet, shower.- Access to the attic. Outside :- A plot of 1862 m². comfort:- Central oil fired heating.- Simple glazing.- Connection mains drainage.

