

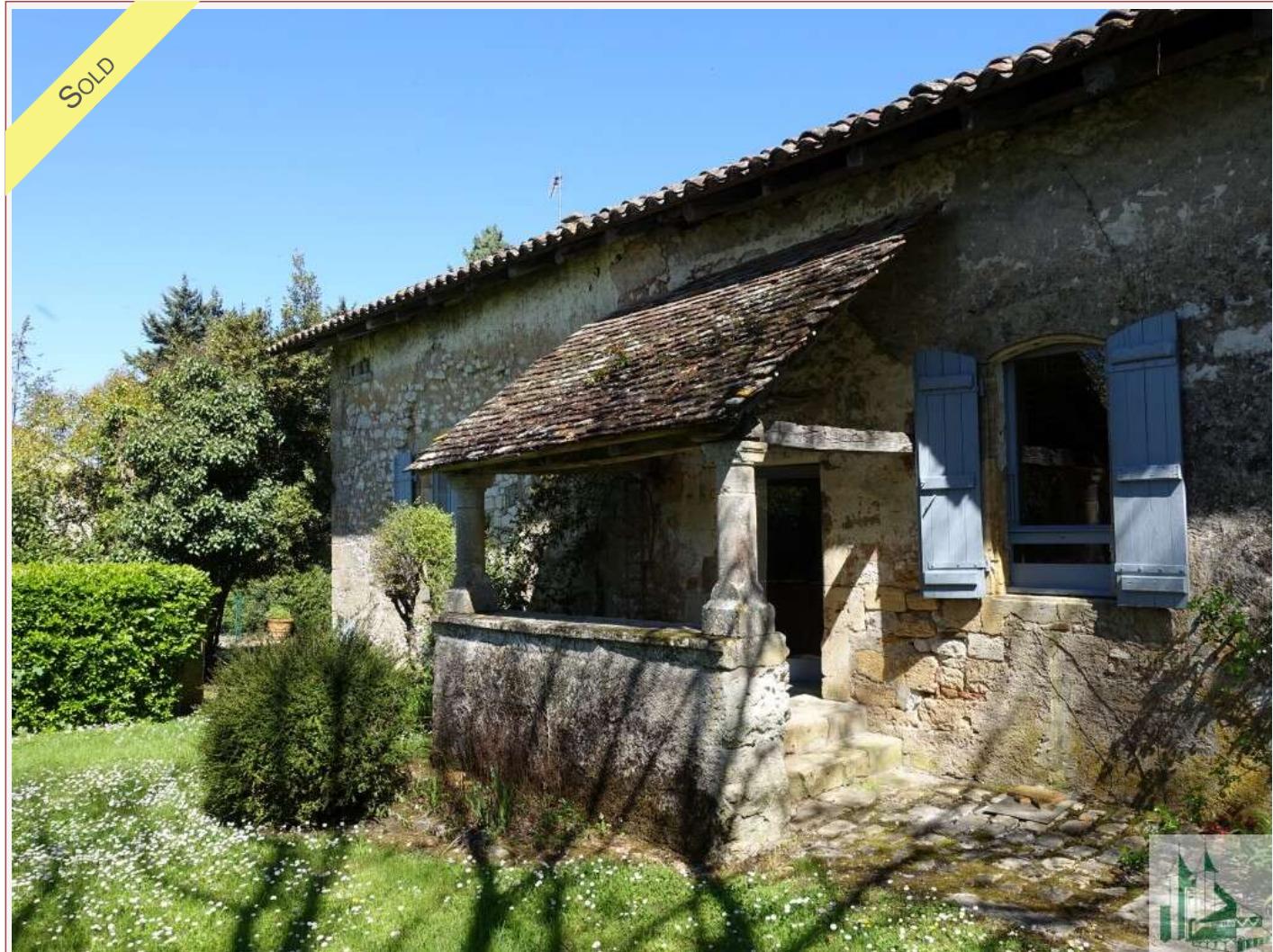


Agence Immobilière Valadié

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 DPE en cours

51 à 90 B

C

91 à 150 C

D

151 à 230 D

E

231 à 330 E

F

331 à 450 F

G

Logement énergivore

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

Non-binding document

- 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.

