



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4236

• House - Monflanquin •



## DETAILS

**Land surface:** 5000 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

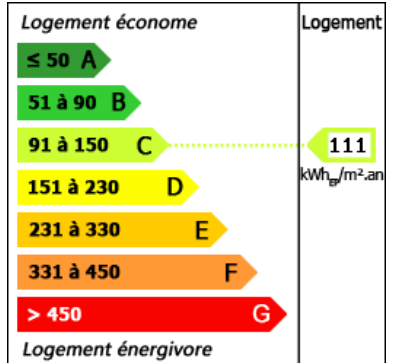
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1850



Character house in stone, between Monflanquin and Lacapelle Biron in The ,comfort, of 269 m<sup>2</sup>. Attached to the house : a garage, carport and a swimming pool 12m X 6m with internal terrace. view PEACE

269 m<sup>2</sup> living

5 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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Price fees included

498 000 €

Agency fees: 4,8 % VAT included\*

Price without fees: 475 000 €

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



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## • Description ref n°4236 •

At the end of a private driveway to a property comprising a group of buildings in The stone , of character and of a surface area of 269 m2.

A main house comprising : entrance on a living room of 70 m2 env with fireplace, floor to ceiling windows on the courtyard , wooden staircase serving a mezzanine , a fitted kitchen, tiled sandstone floor laid in opus – a small living room with a staircase serving one open room – A hall of distribution – three bedrooms– two large bathrooms with shower, toilet and sink.

Attached to the house : a garage awning

Heating boiler fuel plus a heat pump

Carpentry bay windows double glazing

Alarm

In a building adjacent to a swimming pool 12m X 6m chlorine with terrace.

Exterior : A-well - a shed-garage –

Very nice land of 19000 m2 (1 ha 92a ), ideal location for tranquility, beautiful views.

