

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 4236

## • House - Monflanquin •



DETAILS		Logement économe Logement
Land surface: 5000 m <sup>2</sup>	Swimming pool: Yes	≤ 50 A
Number of bedrooms: 4	Ground floor living: No	91 à 150 C
Number of levels: 1	Work needed: No work	151 à 230 D
		231 à 330 E
Type of heating: Fuel oil	Fireplace: Yes open hearth	331 à 450 F
Drainage/sewage: Septic tank	<b>Built:</b> 1850	> 450 G Logement énergivore

Character house in stone, between Monflanquin and Lacapelle Biron in The ,comfort, of 269 m2. 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>

Non-binding document

- Villeréal -17 place de la Halle 47210 Villeréal Tel : 05 53 36 08 27 villereal@valadie-immobilier.com 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.











