



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4555

• House - Monflanquin •



## DETAILS

**Land surface:** 6244 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

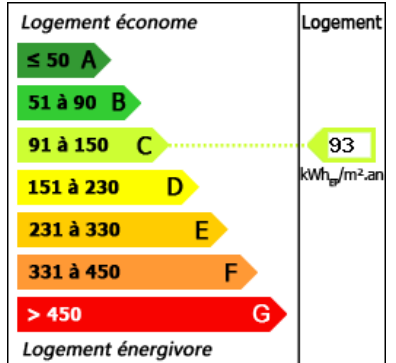
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



A pretty house in stone restored in the year 2000 with a living area of 165 m<sup>2</sup>, 4 bedrooms, detached garage, garden of 6244 m<sup>2</sup> with an orchard and a well-ground pool.

165 m<sup>2</sup> living

6 244 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

239 000 €

Agency fees: 5,3 % VAT included\*

Price without fees: 227 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°4555 •

A stone house fully restored in 2000 including :

On the ground floor :

- an entrance hall of 20.5 m<sup>2</sup> approx, tiled flooring, with stairs to the first floor,
- an independent wc with lava-hand,
- a living/dining room of 34.6 m<sup>2</sup> approximately with a corner fireplace with insert, tiled floor, a door-window giving on a covered terrace
- a separate kitchen of 12.3 m<sup>2</sup> approx fitted (cupboards below, sink, hot plate, oven, hood), tiled floors, a door-window giving on a terrace
- a room of 11.5 m<sup>2</sup> approx, tiled flooring, door-window with an ensuite bathroom 2.6 m<sup>2</sup> approx (shower, washbasin, a dry towel, earthenware),
- a laundry room 14.3 m<sup>2</sup> approx with sink, gas boiler brand Viessman, concrete floor painted
- a cellar of 8.6 m<sup>2</sup> approx; concrete floor.

Has the floor :

- a level of 26.2 m<sup>2</sup> approx with space, office, parquet floor floating on the ground,
- a room of 15.7 m<sup>2</sup> approx floor, floating floor, built in wardrobes,
- a bedroom of 20.8 m<sup>2</sup> approx floor, floating floor, built in wardrobes,
- a bathroom of 6.7 m<sup>2</sup> approx (shower, washbasin),
- an independent wc.
- a room 31.2 m<sup>2</sup> approx sloping ceiling, parquet floor floating on the ground
- Wood joinery, double glazing with shutters wood.
- gas central heating with a tank of air.
- Sanitation by septic tank of 4000 litres.

Attached to the house : a cellar, a workshop, a barn.

Outside :

- an attached garage of 36.7 m<sup>2</sup> approx , concrete floor, with a covered terrace with barbecue. -
- A covered terrace adjoining the house.
- A well and an orchard.

