Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4555 • House - Monflanquin •



DETAILS

Land surface: 6244 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Gas

Drainage/sewage: Septic tank

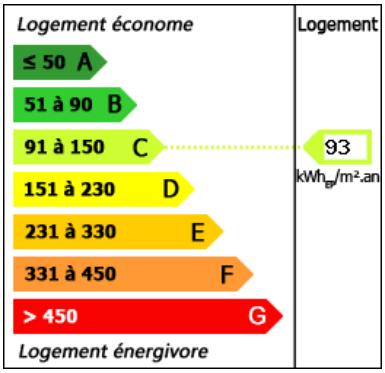
Swimming pool: No

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 m2, 4 bedrooms, detached garage, garden of 6244 m2 with an orchard and a well - ground pool.

165 m² living

6 244 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

239 000 €

Agency fees: 5,3 % VAT included*
Price without fees: 227 000 €

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

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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 m2 approx, tiled flooring, with stairs to the first floor,
- an independent wc with lava-hand,
- a living/dining room of 34.6 m2 approximately with a corner fireplace with insert, tiled floor, a door-window giving on a covered terrace
- a separate kitchen of 12.3 m2 approx fitted (cupboards below, sink, hot plate, oven, hood), tiled floors, a door-window giving on a terrace
- a room of 11.5 m2 approx, tiled flooring, door-window with an ensuite bathroom 2.6 m2 approx (shower, washbasin, a dry towel, earthenware),
- a laundry room 14.3 m2 approx with sink, gas boiler brand Viessman, concrete floor painted
- a cellar of 8.6 m2 approx;, concrete floor.

Has the floor :
- a level of 26.2 m2 approx with space, office, parquet floor floating on the ground,
- a room of 15.7 m2 approx floor, floating floor, built in wardrobes,
- a bedroom of 20.8 m2 approx floor, floating floor, built in wardrobes,
- a bathroom of 6.7 m2 approx (shower, washbasin),
- an independent wc.
- a room 31.2 m2 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 m2 approx , concrete floor, with a covered terrace with barbecue. -
- A covered terrace adjoining the house.
- A well and an orchard.







