



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5632

• House - Monflanquin •



## DETAILS

**Land surface:** 7000 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

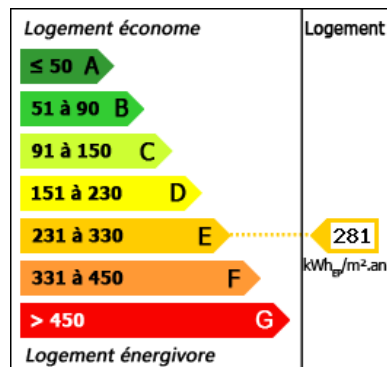
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1970



Country location and not isolated for this house with swimming pool. Nice view over the surrounding countryside. Comfortable house. Land of approximately 7000 m<sup>2</sup>

113 m<sup>2</sup> living

7 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

236 380 €

Agency fees: 6 % VAT included\*

Price without fees: 223 000 €

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





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## • Description ref n°5632 •

A house on the basement, including:

- An entrance hall of approximately 19 m<sup>2</sup>, tiled floor, cupboard, office space
- A kitchen of approximately 12.8 m<sup>2</sup>, tiled floor, cooktop, sink, extractor, upper and lower cupboard
- A living room of approximately 28.8 m<sup>2</sup>, tiled floor, two French windows opening onto a balcony, a fireplace equipped with a wood-burning stove.
- A shower room of approximately 5.9 m<sup>2</sup>, free-standing bathtub, sink, toilet, VMC, a window, tiled floor, heated towel rail
- A bedroom of approximately 11.7 m<sup>2</sup>, closet, tiled floor
- An ensuite bathroom of approximately 3.5 m<sup>2</sup>, w.c, heated towel rail, sink, shower, a thick glazed window, tiled floor, tiled floor
- A bedroom of approximately 11.8 m<sup>2</sup>, tiled floor, a window, a closet
- A bathroom of approximately 2.3 m<sup>2</sup>, w.c, shower, sink, VMC.
- A dining room / veranda approximately 17 m<sup>2</sup>, tiled floor.

Comfort:

- Wooden joinery with double glazing, except in the bathroom.
- Oil and wood heating.
- Sanitation by septic tank to be brought into conformity (supporting estimate).
- A workshop of approximately 54 m<sup>2</sup> in the basement, concrete floor, Viessman boiler model Vittola 222
- An adjoining garage of approximately 17.3 m<sup>2</sup>, concrete floor
- A 10x5 m swimming pool with Roman steps.
- A wooden garden shed + technical room, UV heated
- A well
- Land of approximately 7000 m<sup>2</sup>

