



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5775

• House - Monflanquin •



## DETAILS

**Land surface:** 327 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

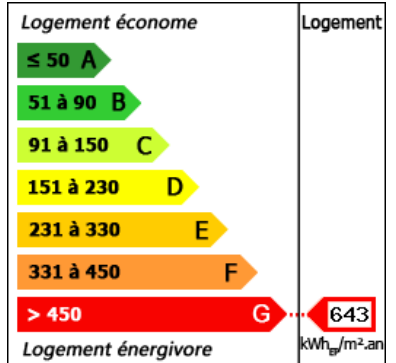
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



5 minutes from Monflanquin, in a small quiet hamlet, pretty and comfortable stone house renovated and carefully maintained, ideal for holidays.

83 m<sup>2</sup> living

327 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

181 900 €

Agency fees: 7 % VAT included\*

Price without fees: 170 000 €

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



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## • Description ref n°5775 •

Stone house comprising a fitted kitchen of around 16 m<sup>2</sup> (furniture, refrigerator, gas hob, oven and microwave), living / dining room (22 m<sup>2</sup>) with fireplace (wood stove) and mezzanine of approximately 17.5 m<sup>2</sup> (TV lounge area), airlock / office (9.9 m<sup>2</sup>), bedroom (11 m<sup>2</sup>), shower room / wc and heated towel rail (3.8 m<sup>2</sup>).

Upstairs: bedroom (13.5 m<sup>2</sup>) with private bathroom / w.c (6.7 m<sup>2</sup>).

Terrace and garden.

Central heating supplied by electric boiler. Air conditioning in the upstairs bedroom and in the kitchen. Double glazed PVC windows. Wooden skylight.

Adjoining outbuilding: laundry room (9.8 m<sup>2</sup>), boiler room and garage (18.9 m<sup>2</sup>)

