



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6144

• House - Monflanquin •



## DETAILS

**Land surface:** 498180 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Aucun

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** Yes open hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

This extremely rare property, requiring renovation, in order to offer you serenity, calm, and tranquility is exceptional. You will make a real Manor of it to your liking where life will be silent, soothing, and harmonious.

400 m<sup>2</sup> living

498 180 m<sup>2</sup>

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Price fees included

500 000 €

Agency fees: 5 % VAT included\*

Price without fees: 476 190 €

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





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## • Description ref n°6144 •

We take a long path to find ourselves in the heart of this old farmhouse typical of the region, not overlooked, without neighbours, without any nuisance and this path will allow you to discover a property all in stone to renovate, composed of two houses of 350 m<sup>2</sup> and 400 m<sup>2</sup> as well as a barn of 500 m<sup>2</sup> with its view without limit or obstacle, in a green setting of 50 hectares about 10 minutes from the famous Bastide de Monflanquin.

Ideally placed in the middle of its land, this farmhouse with an ancient character, is just waiting to come back to life and find all its character, some parts of which date from 1838 and others probably older to discover.

We go up by a stone staircase to the main house which consists of about fifteen rooms of very different sizes with more than three meters high ceilings, fireplaces and large windows offering a through light, with a large terrace in front and a view of the surrounding countryside from all its openings.

One circulates there as in a mansion, with a few rooms in a row and a beautiful staircase in its heart serving the floors where there are bedrooms, old bathrooms, storage rooms.....and in the basement. floor, access to the wine cellar.

You can give free rein to your imagination because everything is to be created according to your idea: Distribution of rooms, number of bedrooms, parental suites, living rooms, libraries, kitchens, dining rooms.....

The second house can be a guest house, apartments, a reception room, or a bed and breakfast activity, gîte, artists' studio... It has one floor.

A barn, near the dwellings can be rehabilitated as an outbuilding for storage, storage, stables, additional accommodation.....

Several small bodies of water or water reserves are spread over the land and a stream runs down the estate. A small part is wooded and there are some fruit trees.

Correct roof

No sanitation.

Single glazed wooden windows and shutters

Electricity to redo

