



# 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 to offer you serenity, calm, and tranquility, is exceptional. You will make it a true manor house to your taste, where life will be quiet, 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 •

A long path leads you to the heart of this old farmhouse, typical of the region. It's not overlooked, has no neighbors, and is free of any disturbance. This path leads you to a stone property awaiting renovation, consisting of two houses of 350 m<sup>2</sup> and 400 m<sup>2</sup>, as well as a 500 m<sup>2</sup> barn with its unobstructed view, nestled in a 50-hectare green setting about 10 minutes from the famous Bastide town of Monflanquin.

Ideally located in the middle of its land, this farmhouse, with its ancient character, is just waiting to be revived and rediscovered. Some parts date back to 1838, while others are probably older and are waiting to be discovered.

A stone staircase leads up to the main house, which consists of approximately fifteen rooms of varying sizes with ceilings over three meters high, fireplaces, and large windows flooding in light. The house also features a large terrace in front, offering views of the surrounding countryside from all its openings.

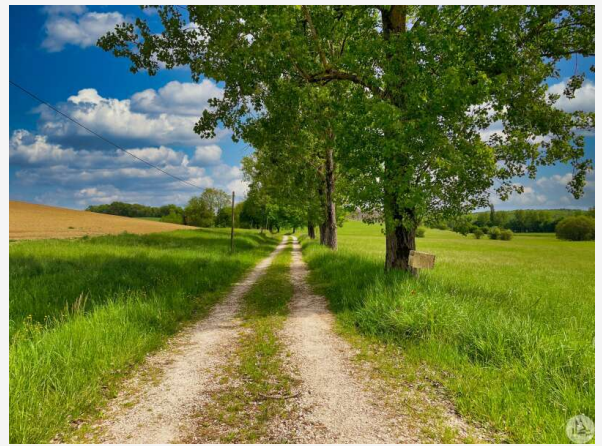
The layout is as if it were a mansion, with several adjoining rooms and a beautiful staircase at its heart leading to the upper floors, where you'll find bedrooms, former bathrooms, storage rooms, and, in the basement, access to the wine cellar.

You can let your imagination run wild, as everything is entirely yours: the layout of the rooms, the number of bedrooms, master suites, living rooms, libraries, kitchens, dining rooms, etc.

The second house can be a guest house, apartments, a reception room, or a bed and breakfast, a gîte, or an artist's studio. It has two floors.

A barn, near the houses, can be converted into an outbuilding for storage, stables, or additional accommodation.

Several small bodies of water or water reserves are scattered throughout the land, and a stream runs at the bottom of the estate. A small portion is wooded and there are a few fruit trees.



Adequate roof

No drainage system.