



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6286

• House - Monflanquin •



## DETAILS

**Land surface:** 8567 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

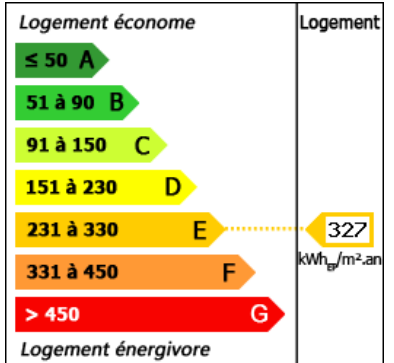
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



An air of small Tuscany for this property in the heart of the countryside at the end of its private road, quality restored stone property comprising a house, an adjoining barn, a converted dovecote, a workshop and garage. Pool. Well.

117 m<sup>2</sup> living

8 567 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

420 000 €

Agency fees: 5 % VAT included\*

Price without fees: 400 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°6286 •

Local stone property complex comprising a stone house, an adjoining barn, a garage, a dovecote, a workshop.

The house consists of: on the ground floor: fitted kitchen (18.5 m<sup>2</sup>) with oven, hob, extractor, microwave and fridge, living room / living room (33.2 m<sup>2</sup>) with Godin insert fireplace, cellar (3.6 m<sup>2</sup>), bathroom of about 3.4 m<sup>2</sup> (basin, shower w.c grinder). Upstairs: hallway (6.2 m<sup>2</sup>), 3 bedrooms (18.8; 13.5 and 14.7 m<sup>2</sup>) with cupboards and bathroom of approximately 5.5 m<sup>2</sup> (basin, shower and toilet).

Salt pool with cover, beach

Aluminum and wood double glazing. Electric heating (inertia radiators) Insert.

Roofs and electricity redone. Careful restoration.

Barn (33.9 and 17.9 m<sup>2</sup>) adjoining the house. Converted tower/dovecote (16.3 m<sup>2</sup> on the ground). Independent garage (38 m<sup>2</sup>). Workshop (18 m<sup>2</sup>)

Well

