



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6552

• House - Monflanquin •



## DETAILS

**Land surface:** 21246 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

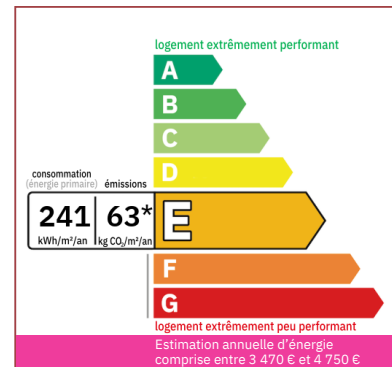
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Between Villeréal and Monflanquin - In a bucolic and peaceful setting, beautiful stone complex consisting of a main house, 2 gites, outbuildings and swimming pool. Unobstructed view of the countryside.

197 m<sup>2</sup> living

21 246 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

498 000 €

Agency fees: 5 % VAT included\*

Price without fees: 474 286 €

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



# Agence Immobilière Valadié

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## • Description ref n°6552 •

Beautiful stone property composed of:

- A main house comprising on the ground floor: a fitted kitchen (31.5 m<sup>2</sup>), covered terrace (30 m<sup>2</sup>) facing south (with beautiful view), living room (40 m<sup>2</sup>) with cathedral ceiling, fireplace integrated in the spiral staircase, a bedroom (13 m<sup>2</sup>) and a bathroom of 5.6 m<sup>2</sup> (double sink, Italian shower, toilet and towel dryer)

Upstairs: a landing (3.6 m<sup>2</sup>), 4 bedrooms (24.2; 18.4; 10.2 and 17.5 m<sup>2</sup>), bathroom of 6.8 m<sup>2</sup> (double basin, bath, shower, w.c and towel dryer), toilets.

Double glazed aluminum joinery.

- Gîte N°1 offering a fitted kitchen/dining room (19 m<sup>2</sup>), living room (18.9 m<sup>2</sup>), hallway, 2 bedrooms (12.8 and 18 m<sup>2</sup>), shower room of 4.6 m<sup>2</sup> (sink, shower), toilet.

Single glazed wooden joinery.

Covered terrace.

Cellar. Garage.

Car port.

- Gîte N°2: fitted kitchen / dining room / living room (30.1 m<sup>2</sup>), 2 bedrooms 17.8 and 11.3 m<sup>2</sup>), bathroom of 7.7 m<sup>2</sup> (sink, bath, shower), w.c.

Joinery double glazing in wood.

Oil fired central heating.

Shelter/boiler room. Shelter/pyre (22 m<sup>2</sup>)

2 garages.

Land lined with trees. Chlorine swimming pool. 2 Wells.  
A wooded plot.

