



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6582

• House - Monflanquin •

SOLD



## DETAILS

**Land surface:** 18129 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Pit all waters

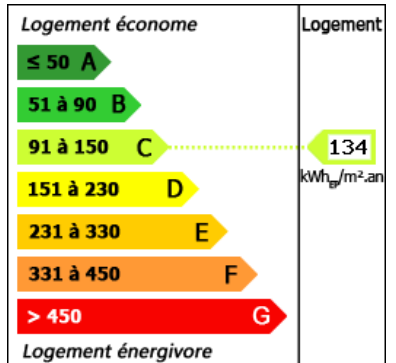
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2000



A beautiful country house with an old part in stone which is situated in the middle of 1.8 hectares of land, with a pretty unobstructed view. 6 bedrooms, 2 bathrooms, living room, kitchen, office. A garage of 160 m<sup>2</sup> and a swimming

250 m<sup>2</sup> living

18 129 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

399 000 €

Agency fees: 5 % VAT included\*

Price without fees: 380 000 €

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





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## • Description ref n°6582 •

A stone house with an extension dating from the year 2000 consisting of :

- an input in a hall of 19 m2 approx with a wood-burning stove, tiled flooring, built in wardrobes, a wooden staircase to the first floor
- an independent wc
- a serviced office in the guest bedroom of 7 m2 approx, tiled floors
- a living room of 53 m2 env, stone with a stone fireplace, exposed beams, closet, and a door-window on a terrace of 30 m2 approx, concrete floor
- a new kitchen equipped kitchen of 21 m2 approximately, fitted with a sink, a cooker hood, a gas stove and a laundry area.
- a room of 17m2 approx with tiled floor
- a bathroom of 9m2 approximately with a shower, a bathtub and sink.

Upstairs : a landing to : 4 bedrooms of 10, 13, 13 and 11 m2 approx with floor-to-floor and two giving with a door-window on a balcony

- a bathroom of 8 m2 approx with a shower, double sink, toilet suspended.

Heating by reversible air conditioning and radiators to the first floor.

Double glazing on wood joinery.

Two gas tanks buried.

A shed, cinder-block serving as a garage of 160 m2 on two levels.

A swimming pool with covered terrace and view.

All on a plot of 1.8 hectares.

