



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7073

• House - Monflanquin •



## DETAILS

**Land surface:** 85759 m<sup>2</sup>

**Number of bedrooms:** 18

**Number of levels:** 1

**Type of heating:** Climatisation réversible et convecteurs

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed 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

Less than 5 minutes from shops, estate with a main house and 8 gîtes (in operation) as well as shared professional rooms/kitchen for receptions. Land of 8.5 ha with swimming pool. Magnificent view of the village.

668 m<sup>2</sup> living

85 759 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

1 352 000 €

Agency fees: 4 % VAT included\*

Price without fees: 1 300 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7073 •

At the end of its long private road, in a rural setting, stone ensemble, completely restored and perfectly maintained including:

- main house of approximately 200 m<sup>2</sup> of living space consisting of a veranda, kitchen/dining room, living room with fireplace (insert), hallway, bathroom (sink, Italian shower), toilet, laundry. Covered tiled terrace facing west.

Upstairs: landing, 4 bedrooms, 2 of which are adjoining. One of the bedrooms has a bathtub and a toilet.

Reversible air conditioning in the kitchen/dining room and 2 bedrooms. Electric convectors and wood insert for the rest. Partially double-glazed wooden windows.

8 gîtes, 7 of which are located in a large stone barn:

Gîte N°1 (69.4 m<sup>2</sup>): on the ground floor: kitchen/living room, w.c. Terrace. Floor: mezzanine, 2 bedrooms with cupboard, shower room / w.c.

Gîte N°2 (67.2 m<sup>2</sup>): on the ground floor: kitchen/living room, bathroom/w.c. Terrace. Floor: mezzanine, 2 bedrooms with cupboard, w.c.

Gîte N°3 (95.5 m<sup>2</sup>): on the ground floor: kitchen/living room, bathroom/w.c. Terrace. Floor: mezzanine, 3 bedrooms with cupboard, shower room, w.c.

Gîte N°4: Single-storey studio (accessible to people with reduced mobility): living room/kitchen, shower room/w.c.

Gîte n°5 (61.6 m<sup>2</sup>): on the ground floor: kitchen/living room, w.c. Upstairs: mezzanine, 2 bedrooms with cupboard, shower room, w.c.

Gîte N°6 (82.9 m<sup>2</sup>): on the ground floor: kitchen/living room, bathroom/w.c. Floor: mezzanine, 3 bedrooms with cupboard, shower room, w.c.

Gîte n°7 (54.1 m<sup>2</sup>) on one level: kitchen/living room, 2 adjoining bedrooms, shower room/w.c. Garden.

Gîte n°8 - adjoining the main house: (56.9 m<sup>2</sup>) kitchen/dining room, living room with wood stove, 2 bedrooms, shower room/wc. Accessible for people with reduced mobility. Terrace with view of the village.

The gîtes are equipped with reversible air conditioning except No. 8 (electric convectors and wood stove). The gîte windows are double-glazed wooden. Presence of a shared laundry. Water softener.

Space designed to accommodate groups/events: Professional kitchen + scullery, tiled room, covered terrace (which can be closed with folding blinds), semi-open room.

