



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7254

• House - Monflanquin •



## DETAILS

**Land surface:** 0 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

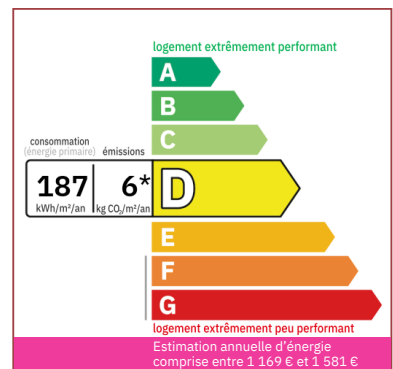
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified



In one of the most beautiful villages in France is a 300m<sup>2</sup> building to restore with great potential. The property also has a garage and a shop window.

300 m<sup>2</sup> living

No field

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

181 900 €

Agency fees: 7 % VAT included\*

Price without fees: 170 000 €

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



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## • Description ref n°7254 •

Village house of approximately 300m<sup>2</sup>, which consists of a ground floor with an entrance to a garage of 31m<sup>2</sup>, an office with a window of 10m<sup>2</sup>, a workshop of approximately 25 m<sup>2</sup>, giving access to a carrerot, a storeroom of 20m<sup>2</sup> with an exit door onto a village alley.

### 1) First floor

A landing which serves Two bedrooms, a storage room, a living room with open kitchen, a laundry room with sink plus toilet, wooden stairs leading to a landing with 2 bedrooms, one with a dressing room, a distribution corridor with shower room plus toilet and a door giving access to the second floor with an enclosed terrace plus a room to be restored.

