



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7312

• House - Monflanquin •



## DETAILS

**Land surface:** 2500 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Without

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open 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

Lacapelle Biron area and 15 km from Fumel, group of buildings to renovate with panoramic view.

95 m<sup>2</sup> living

2 500 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>  
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Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*  
Price without fees: 140 000 €

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



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## • Description ref n°7312 •

In a small hamlet, dominant position, stone farmhouse with adjoining buildings, one of which adjoins the rear with a barn.

The 95 m<sup>2</sup> dwelling house is old and has no comfort. It consists of a 6 m<sup>2</sup> kitchenette, a 20 m<sup>2</sup> dining room, a 27 m<sup>2</sup> living room with a fireplace between the two rooms, a 16 m<sup>2</sup> bedroom, a staircase leading to a dovecote, a 14 m<sup>2</sup> bedroom

Roof: Roof redone in 2019

Well. Magnificent 220 m<sup>2</sup> stone barn with the same surface area upstairs and 3 very beautiful awnings adjoining the barn. This complex could be transformed into a home

served by mains water and electricity

Possibility of acquiring 5 adjoining hectares

