

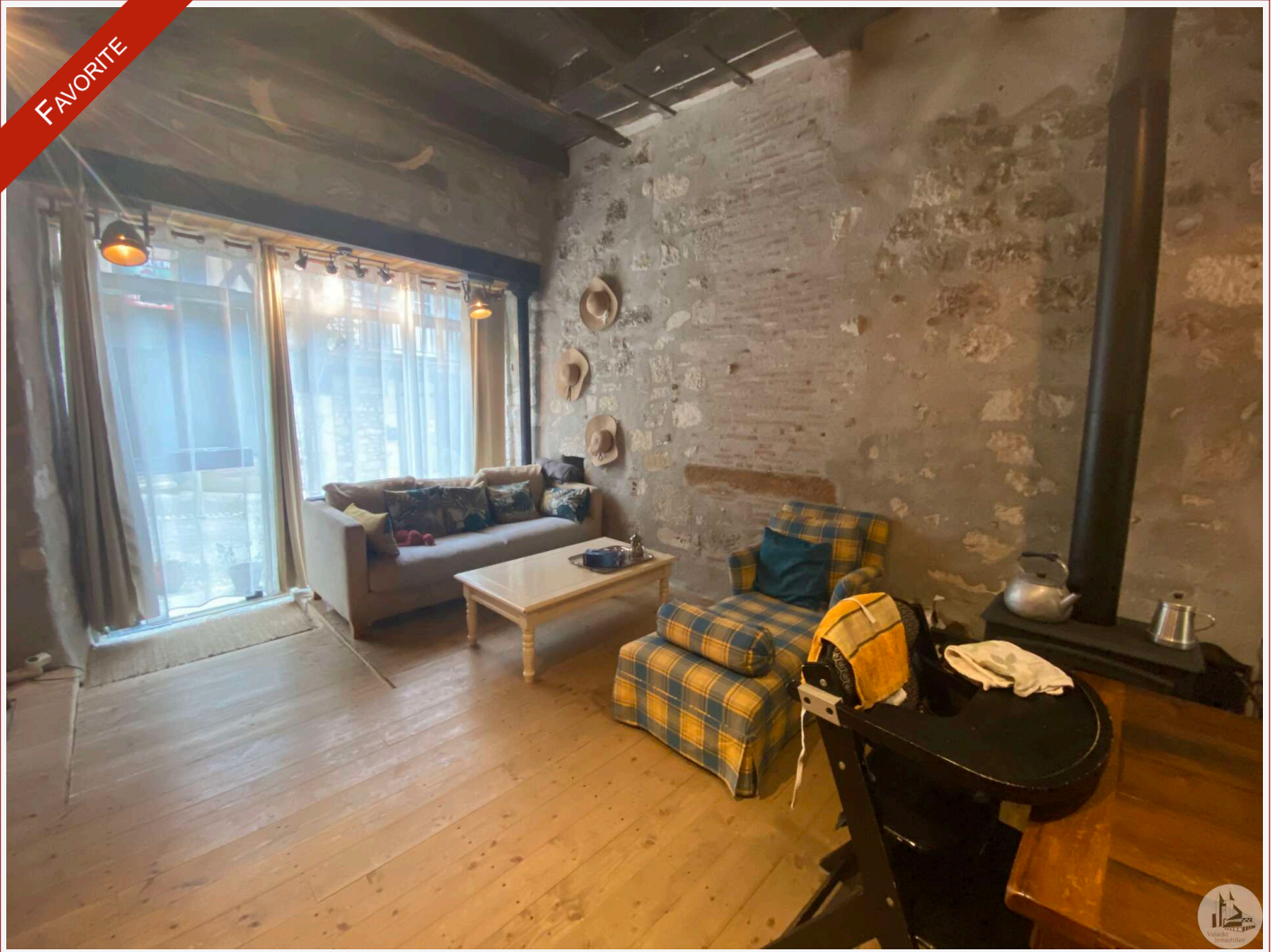


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7313

• House - Monflanquin •



## DETAILS

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

**Number of bedrooms:** 2

**Number of levels:** 2

**Type of heating:** Wood

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

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second 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

Beautiful building in the heart of a country house comprising a large apartment, possibility of commercial premises as well as a 190 m<sup>2</sup> floor space.

320 m<sup>2</sup> living

No field

Pricaz Thibaut  
Agent commercial  
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Price

158 500 €

The agency fees are entirely at the cost of the seller





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## • Description ref n°7313 •

Stone village house on 3 levels of 350 m<sup>2</sup> in development with on the ground floor a former shop transformed into living space: an entrance hall of 13 m<sup>2</sup>, a living room of 27 m<sup>2</sup>, an open kitchen of 9m<sup>2</sup> fully equipped, an office of 15 m<sup>2</sup>, a laundry room of 18m<sup>2</sup>, a semi-buried cellar with an opening onto the alley at the back. Upstairs (accessible by 6 steps): a master suite of 28 m<sup>2</sup> with an indoor bathroom and separate WC and a second bedroom of 15 m<sup>2</sup>, electric heating in the bedrooms. On the 1st floor a space of 130 m<sup>2</sup> currently being renovated and a mezzanine of 60 m<sup>2</sup>. Roof redone in 2020

