Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7392 • House - Monflanquin •



DETAILS

Land surface: 2408 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Gas

Drainage/sewage: Septic tank

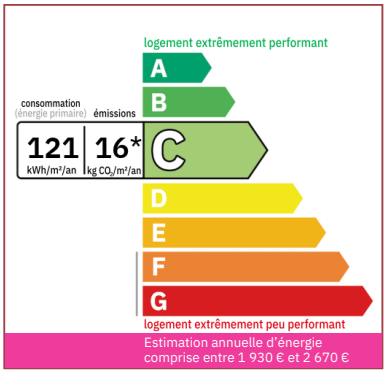
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2002



Walking distance to the shops of Monflanquin - A pretty contemporary house from 2002 with an adjoining habitable annex, a swimming pool with terrace, pétanque court, garden of approximately 2408 m2 with an open view of the

166 m² living

2 408 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

349 000 €

Agency fees: 6 % VAT included*
Price without fees: 329 245 €

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

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• Description ref n°7392 •

A single-story house built in 2002 with a living area of approximately 166 m² (1,780 sq ft) comprising:
- An entrance hall of approximately 7.2 m² (7.2 sq ft) with a separate toilet and washbasin.
- A laundry room of approximately 5.5 m² (5.5 sq ft) with built-in cupboards and a microwave.
- A living/dining/kitchen area of approximately 55.2 m² (590 sq ft) with tiled flooring and two French doors opening onto the south-facing covered terrace. A wood-burning stove.
The kitchen is fitted with lower cupboards and a table/bar, equipped with an oven, a gas hob, an extractor hood, a built-in refrigerator, and a dishwasher.
- A bedroom of approximately 16.2 m² (170 sq ft) with laminate flooring. A bathroom with a sink and toilet on one side and a shower on the other side of the bedroom. French doors open to a small terrace. - A bedroom of approximately 15 m² with built-in wardrobes and laminate flooring.
- An ensuite bathroom of approximately 9 m² with a walk-in shower, sink, toilet, bathtub, heated towel rail, ventilation system, tiled floor and wall tiles.
- A hallway of approximately 3.5 m² with tiled floor.
- A technical room of approximately 5 m² with a gas boiler and water heater.
- An office of approximately 5.4 m² with tiled floor.

Adjoining the house and accessible from the hallway, a habitable annex of approximately 42 m² includes:
- Access via a covered terrace
- A living/dining/kitchen of approximately 21.5 m² with tiled floor and French door. The kitchen is fully equipped with an induction hob, oven, and extractor fan. - A hallway of approximately 1.98 m²,
- A bathroom of approximately 5.7 m², with a shower, toilet, sink, heated towel rail, mechanical ventilation, tiled floor, and tiled walls.
- A bedroom of approximately 13 m², laminate flooring, and built-in wardrobes.

Possibility of having a single large house.
The habitable annex provides additional income.

- A garage of approximately 36 m², with a cement floor, and a technical room for the pool.









Information:
- All appliances such as a washing machine, dryer, and