



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7392

• House - Monflanquin •

EXCLUSIVE



## DETAILS

**Land surface:** 2408 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

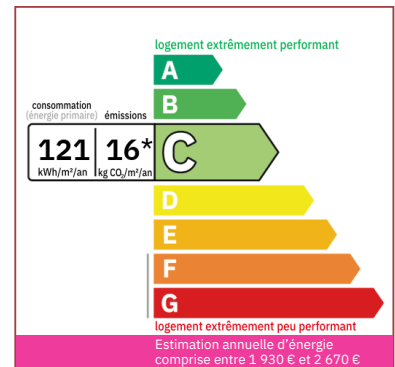
**Swimming pool:** Yes

**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 m<sup>2</sup> with an open view of the

166 m<sup>2</sup> living

2 408 m<sup>2</sup>

- 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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7392 •

A single-story house built in 2002 with a living area of approximately 166 m<sup>2</sup> (1,780 sq ft) comprising:

- An entrance hall of approximately 7.2 m<sup>2</sup> (7.2 sq ft) with a separate toilet and washbasin.
- A laundry room of approximately 5.5 m<sup>2</sup> (5.5 sq ft) with built-in cupboards and a microwave.
- A living/dining/kitchen area of approximately 55.2 m<sup>2</sup> (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 m<sup>2</sup> (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 m<sup>2</sup> with built-in wardrobes and laminate flooring.
- An ensuite bathroom of approximately 9 m<sup>2</sup> with a walk-in shower, sink, toilet, bathtub, heated towel rail, ventilation system, tiled floor and wall tiles.
- A hallway of approximately 3.5 m<sup>2</sup> with tiled floor.
- A technical room of approximately 5 m<sup>2</sup> with a gas boiler and water heater.
- An office of approximately 5.4 m<sup>2</sup> with tiled floor.

Adjoining the house and accessible from the hallway, a habitable annex of approximately 42 m<sup>2</sup> includes:

- Access via a covered terrace
- A living/dining/kitchen of approximately 21.5 m<sup>2</sup> 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 m<sup>2</sup>,
- A bathroom of approximately 5.7 m<sup>2</sup>, with a shower, toilet, sink, heated towel rail, mechanical ventilation, tiled floor, and tiled walls.
- A bedroom of approximately 13 m<sup>2</sup>, laminate flooring, and built-in wardrobes.

Possibility of having a single large house.

The habitable annex provides additional income.

- A garage of approximately 36 m<sup>2</sup>, with a cement floor, and a technical room for the pool.



Information:

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