

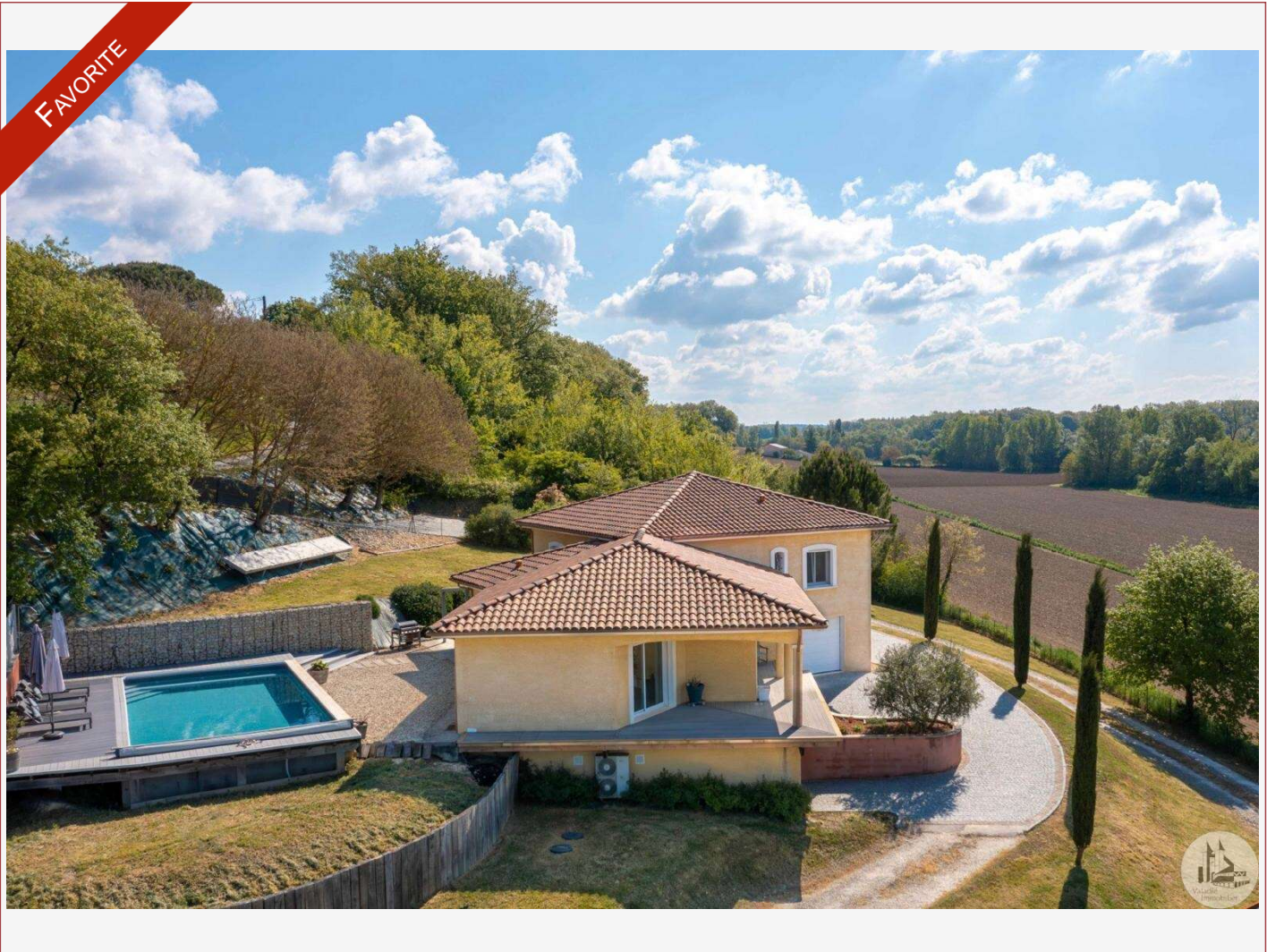


# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7463

• House - Monflanquin •



## DETAILS

**Land surface:** 3056 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** pompe a chaleur air eau

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** No

**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

Dominant location for this 163 m<sup>2</sup> villa on comfortable ground with three bedrooms, two bathrooms and swimming pool.

163 m<sup>2</sup> living

3 056 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

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thibaut@valadie-immobilier.com

Price fees included

392 200 €

Agency fees: 6 % VAT included\*  
Price without fees: 370 000 €

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





# Agence Immobilière Valadié

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## • Description ref n°7463 •

House recently built in 2007 of 163 m<sup>2</sup> on landscaped, enclosed land of 3056 m<sup>2</sup>.

The interior consists of; a main room of 77 m<sup>2</sup> with living room, dining room and open kitchen.

A master suite with shower room, two bedrooms of 13 and 11 m<sup>2</sup>, dressing room, separate shower room and separate toilet.

A basement of 90 m<sup>2</sup> composed of a laundry room of 20 m<sup>2</sup> and a garage of 70 M<sup>2</sup> with electric closing door.

Double glazing and electric roller shutters.

Outside; two terraces, a salt pool of 11m \* 5m and electric closing gate.

Individual sanitation system.

Underfloor heating. Heat pump.

