



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7477

• House - Monflanquin •



## DETAILS

**Land surface:** 1700 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1978

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

A stone's throw from the bastide of Monflanquin, charming house of 122 m<sup>2</sup> with three bedrooms on flat and enclosed landscaped grounds of approximately 1700 m<sup>2</sup>.

122 m<sup>2</sup> living

1 700 m<sup>2</sup>

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Price fees included

238 500 €

Agency fees: 6 % VAT included\*

Price without fees: 225 000 €

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



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## • Description ref n°7477 •

Single storey house of 122 m<sup>2</sup> on 1700 m<sup>2</sup> enclosed and wooded land.

It consists of a kitchen of 15 m<sup>2</sup>, a living room of 22 m<sup>2</sup>, three bedrooms of 13, 11 and 10 m<sup>2</sup>, a bathroom and separate toilet.

A garage of 27 m<sup>2</sup> with electric closing door as well as a workshop and a covered courtyard of 33 m<sup>2</sup>.

Outside, a courtyard overlooking a maintained garden with well.

Individual sanitation.

Oil heating.

Recent gate with electric opening.

