



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7523

• House - Monflanquin •



## DETAILS

**Land surface:** 2509 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

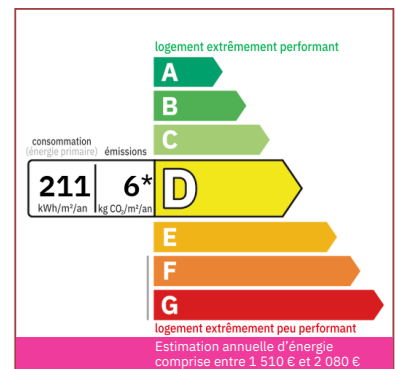
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** No

**Built:** 2005



A contemporary house in a small village near Monflanquin, quiet but not isolated. 4 bedrooms, living/dining room/kitchen, storeroom - A salt water swimming pool. Garden of approximately 2500 m<sup>2</sup> entirely enclosed by hedges.

92 m<sup>2</sup> living

2 509 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

254 400 €

Agency fees: 6 % VAT included\*

Price without fees: 240 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°7523 •

A house built in 2005, on one level, with a living area of approximately 92 m<sup>2</sup> comprising:

- A living room/dining room/kitchen of approximately 38.5 m<sup>2</sup>, tiled floor, a bay window on the living room side and one on the dining room side. Kitchen fitted with high and low cupboards, and equipped with an oven, an induction hob, an extractor hood, dishwasher.
- A storeroom of approximately 2.3 m<sup>2</sup> with access to the terrace on the east side.
- A distribution corridor of approximately 3.2 m<sup>2</sup>, tiled floor.
- A bedroom of approximately 9.45 m<sup>2</sup>, laminate flooring.
- A bathroom of approximately 5.8 m<sup>2</sup>, tiled floor, a walk-in shower, a unit with sink, towel dryer, a window and a VMC.
- A bedroom of approximately 9.7 m<sup>2</sup>, laminate flooring.
- A separate toilet of approximately 1.6 m<sup>2</sup>, tiled floor, a window.
- A bedroom of approximately 10 m<sup>2</sup>, laminate flooring.
- A bedroom of approximately 9.5 m<sup>2</sup>, laminate flooring.

### Information:

- PVC joinery with double glazing with roller shutters.
- Electric heating with radiators.
- Sanitation by a recent septic tank.
- Accessible fiber.
- Property tax of €781

### Outside:

- A Desjoyaux swimming pool (4/5 years old) of 6m X 3m with salt, stairs.
- Garden of approximately 2500 m<sup>2</sup>

