



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7540

• House - Monflanquin •



## DETAILS

**Land surface:** 2052 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** micro station

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1850

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 few km from Monflanquin, 220 m<sup>2</sup> building used as a restaurant and grocery store which can be converted into a home on 2052 m<sup>2</sup> of land with parking.

215 m<sup>2</sup> living

2 052 m<sup>2</sup>

Pricaz Thibaut

Agent commercial

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

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



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## • Description ref n°7540 •

Stone building of 220 m<sup>2</sup> formerly used for professional catering on land of 2052 m<sup>2</sup> with parking.

On the ground floor four main rooms of approximately 50 m<sup>2</sup> each including a veranda, all with French windows as well as a kitchen of 13 m<sup>2</sup>.

Upstairs a sleeping area fitted out with two bedrooms of 9 m<sup>2</sup> and a bathroom, as well as an attic of approximately 90 m<sup>2</sup> to be finished fitting out.

Individual micro station sanitation.

Roof from 2012.

Double glazing.

