



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7627

• House - Monflanquin •



## DETAILS

**Land surface:** 127404 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

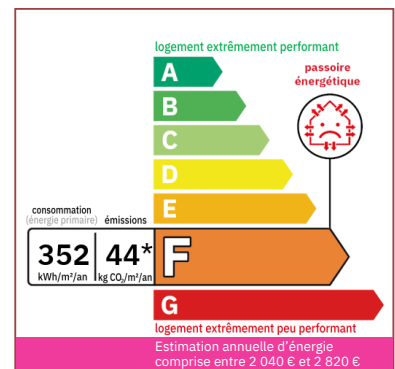
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1800



A few km from Monflanquin, isolated group of stone buildings but not far from shops with single storey house of approximately 120 m<sup>2</sup>, four bedrooms. Numerous outbuildings... Idyllic setting, worth visiting.

120 m<sup>2</sup> living

127 404 m<sup>2</sup>

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Price fees included

286 200 €

Agency fees: 6 % VAT included\*  
Price without fees: 270 000 €

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



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## • Description ref n°7627 •

Stone property with dwelling and numerous outbuildings on a plot of 127,404 m<sup>2</sup> in one piece consisting of meadows and pine plantations.

The house of approximately 120 m<sup>2</sup> on one level consists of a kitchen of 21 m<sup>2</sup> with fireplace, a living/dining room, four bedrooms, a bathroom and separate toilet.

A cellar.

An attic of the surface area of the house on the first floor is fully convertible.

Single glazing.

Individual sanitation system not compliant.

The outbuildings consist of a barn of approximately 250 m<sup>2</sup>, a shed of approximately 250 m<sup>2</sup>, two garages, a workshop, a pigsty...

The roof is in good condition according to the owners.

Oil and wood heating (two separate boilers).

