



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7740

• House - Monflanquin •



DETAILS

Land surface: 22205 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

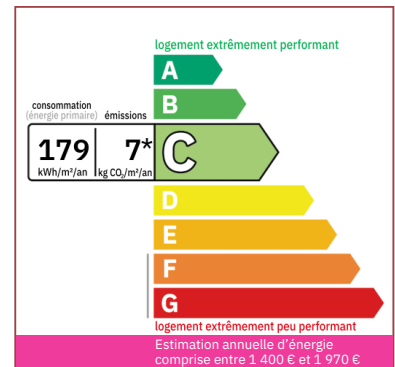
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: No

Built: 1850



Located a few kilometers from Monflanquin, a group of buildings with a residential house of approximately 155 m², a guest house to renovate and barns on land composed of meadows and vines... a real favorite.

200 m² living

22 205 m²

Pricaz Thibaut
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>
thibaut@valadie-immobilier.com

Price fees included

381 600 €

Agency fees: 6 % VAT included*
Price without fees: 360 000 €

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



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• Description ref n°7740 •

Stone property with a main house of approximately 155 m², a house to renovate, and various outbuildings on a plot of 26,662 m².

The property comprises:

On the ground floor, a main room of approximately 35 m² with a fitted kitchen opening onto a living/dining room, a hallway leading to a living room, two bedrooms, a bathroom, and a separate toilet.

Upstairs, a hall, two large attic bedrooms, a bathroom with a toilet. An attic space to renovate extends into the ground floor.

Adjoining the house is a garage and a boiler room.

A house to renovate of approximately 100 m².

The outbuildings consist of:

A barn of approximately 300 m² with various storage areas, a winery with a winemaking and marketing area used for the property's vines.

A semi-open shed. Outside, a central courtyard leads to a terrace and a pleasure garden featuring a 4m x 8m salt-water swimming pool with travertine paving.

The main land, approximately one hectare, is planted with vines and a truffle orchard with a well.

Oil heating.

Double-glazed windows.

The roof is in good condition.

Individual sanitation system.

