



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7863

• House - Monflanquin •

FAVORITE



## DETAILS

**Land surface:** 22456 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

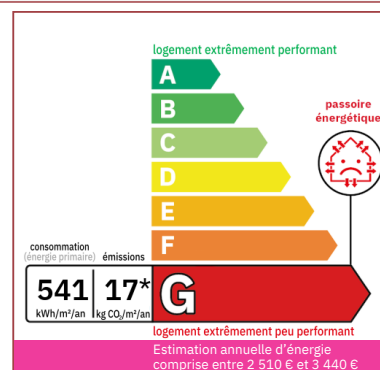
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



A stone house on the heights between Villeréal and Monflanquin.  
Superb dominant view, Comfortable and ideal house for a second home on two levels.

109 m<sup>2</sup> living

22 456 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

170 000 €

Agency fees: 7 % VAT included\*

Price without fees: 158 879 €

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





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## • Description ref n°7863 •

A stone house with a roughcast and half-timbered part, with a living area of approximately 109 m<sup>2</sup>, including:

- An entrance by a covered porch, tiled floor
- An entrance hall/office of approximately 10.7 m<sup>2</sup>, carpet on the floor on the floor on the floor, a French window from the porch.
- A kitchen/dining room of approximately 23.8 m<sup>2</sup> with a French window onto the terrace to the West, tiled floor. A fireplace equipped with a Godin wood stove.
- A living room of approximately 23.5 m<sup>2</sup>, wooden floor, a French window onto a high terrace facing south.
- A bedroom of approximately 10.4 m<sup>2</sup>, wooden floor, a French window opening onto the south terrace.

From the living room, a staircase leading to the basement:

- A bathroom of around 6.4 m<sup>2</sup>, tiled floor, walk-in shower, sink, toilet, window.
- A clearance of approximately 13.8 m<sup>2</sup> serving as storage for garden tools. A cellar carved into the rock.
- A laundry area of approximately 10 m<sup>2</sup>, tiled floor, a sink, a door leading to the garden.
- A separate toilet.
- A bedroom of approximately 10.5 m<sup>2</sup>, tiled floor.

Adjoining the kitchen a carport of approximately 23 m<sup>2</sup>, cemented floor, possibility of extending the house.

Further information :

- Wooden joinery with single glazing.
- Electric and wood heating.
- Non-compliant septic tank.

Outside :

- land of approximately 2.4 hectares.
- N

