Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7863 • House - Monflanquin •

SOLD



DETAILS

Land surface: 22456 m²

Number of bedrooms: 2

Number of levels: 1

Type of heating: Wood

Drainage/sewage: Septic tank

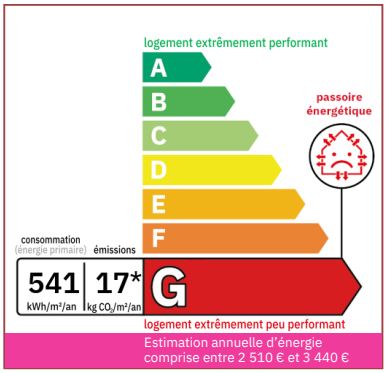
Swimming pool: No

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 m² living

22 456 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

149 000 €

Agency fees: 6,4 % VAT included*
Price without fees: 140 000 €

*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 m2, including:
- An entrance by a covered porch, tiled floor
- An entrance hall/office of approximately 10.7 m2, carpet on the floor on the floor on the floor, a French window from the porch.
- A kitchen/dining room of approximately 23.8 m2 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 m2, wooden floor, a French window onto a high terrace facing south.
- A bedroom of approximately 10.4 m2, 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 m2, tiled floor, walk-in shower, sink, toilet, window.
- A clearance of approximately 13.8 m2 serving as storage for garden tools. A cellar carved into the rock.
- A laundry area of approximately 10 m2, tiled floor, a sink, a door leading to the garden.
- A separate toilet.
- A bedroom of approximately 10.5 m2, tiled floor.

Adjoining the kitchen a carport of approximately 23 m2, 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









