



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8062

• House - Monflanquin •



## DETAILS

**Land surface:** 3000 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

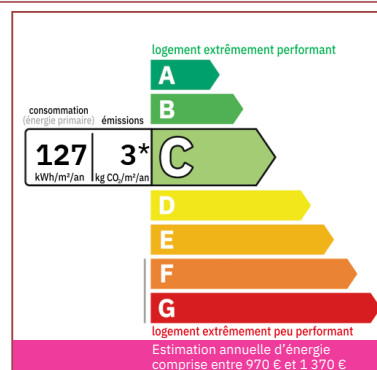
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1960



A stone's throw from Monflanquin, renovated single-story house of 123 m<sup>2</sup> with two bedrooms and two bathrooms, convertible attic and stone barn on land of almost 3700 m<sup>2</sup>.

123 m<sup>2</sup> living

3 000 m<sup>2</sup>

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Price fees included

254 400 €

Agency fees: 6 % VAT included\*

Price without fees: 240 000 €

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





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## • Description ref n°8062 •

Renovated village house with approximately 123 m<sup>2</sup> of living space and outbuildings on a 3,617 m<sup>2</sup> plot.

The single-story house comprises:

A veranda-style entrance hall, a main room with a kitchen open to the living/dining room, two bedrooms, and two bathrooms with a toilet.

Upstairs, a fully convertible attic.

The outbuildings comprise:

A barn in very good condition of approximately 85 m<sup>2</sup> used as a garage and workshop, as well as a cellar in the basement of the main house of approximately 90 m<sup>2</sup>.

Outside, a partially sheltered terrace provides access to a courtyard and then to a landscaped and wooded garden.

The recently installed double-glazed windows and doors feature electric shutters.

The heating system is equipped with a recent reversible heat pump. Mechanical ventilation (VMC)

Mains drainage system.

