



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8072

• House - Monflanquin •



## DETAILS

**Land surface:** 3.6 ha

**Number of bedrooms:** 8

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

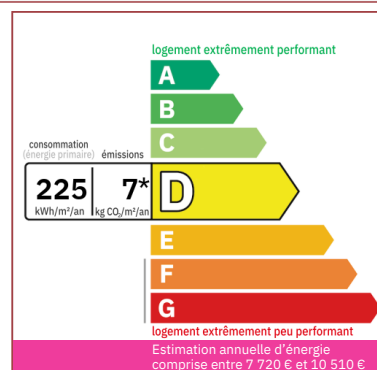
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1750



Monflanquin area, old mill of approximately 750 m<sup>2</sup> with living space, five guest rooms, restaurant and reception room on a plot of almost four hectares with a lake of almost one hectare.

800 m<sup>2</sup> living

36 000 m<sup>2</sup>

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Price fees included

892 500 €

Agency fees: 5 % VAT included\*

Price without fees: 850 000 €

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





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## • Description ref n°8072 •

Renovated stone mill of approximately 750 m<sup>2</sup> with a living area, guest rooms, and a restaurant on a 36,697 m<sup>2</sup> plot with a lake.

The accommodation comprises:

A separate entrance with a kitchen/dining room, a bedroom, and a bathroom with toilet.

There are five guest rooms, one of which has two bedrooms, each with a separate entrance and a private bathroom with toilet.

The restaurant comprises:

On the ground floor, two reception halls, a reception room with a bar area, a fully equipped professional kitchen, and a professional toilet with disabled access.

Upstairs, there is a reception room and a terrace with an annex.

Several storage rooms.

Outside, a courtyard and parking provide access to a wooded park with a lake of over one hectare.

