



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8132

• House - Monflanquin •



## DETAILS

**Land surface:** 4000 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

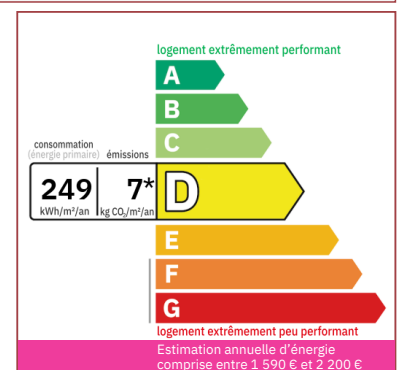
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1850



Monflanquin area, stone house with no neighbors of approximately 170 m<sup>2</sup> with a gîte and a barn on a wooded plot of over 4000 m<sup>2</sup>.

170 m<sup>2</sup> living

4 000 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

Price fees included

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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





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## • Description ref n°8132 •

Stone house with a gîte of approximately 170 m<sup>2</sup> and outbuildings on a plot of 4054 m<sup>2</sup>.

The main house comprises:

On the ground floor, a main room with a living/dining room featuring a wood-burning stove, a kitchen with a wood-burning stove, a bedroom, a bathroom with a shower, double sink, and toilet, a laundry room, and a second separate toilet.

Upstairs, a mezzanine with a living room and a bedroom.

The gîte comprises:

On the ground floor, a dining room with an open kitchen, a bedroom, and a bathroom with toilet.

Upstairs, a living room and a bedroom.

Continuing the living area, the outbuildings consist of a cellar, a barn used as a garage, and a two-story workshop.

A veranda at the front of the house provides access to a terrace and a courtyard with a lean-to. Surrounding the house are a wooded park and a well. The sanitation system is individual, with a septic tank.

