



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8206

• House - Monflanquin •



## DETAILS

**Land surface:** 200 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1850

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Monflanquin area, in a small hamlet, charming character house of 117 m<sup>2</sup> tastefully renovated, two bedrooms (possible three), two bathrooms, garage, swimming pool and small garden... love at first sight!

117 m<sup>2</sup> living

200 m<sup>2</sup>

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Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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





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## • Description ref n°8206 •

Stone hamlet house of approximately 117 m<sup>2</sup> on a 327 m<sup>2</sup> plot with a swimming pool.

The house comprises:

On the ground floor, a fitted kitchen, a cathedral-style living room with a wood-burning stove, a dining room, a bedroom, a laundry room, and a shower room with a toilet.

Upstairs: a second mezzanine living room and a suite with an attic bedroom, bathroom with a toilet, balcony, and private access.

Adjacent to the house is a garage with storage space.

Outside, a travertine terrace with a small garden features a 2x5m salt-water swimming pool.

The heating system is electric with radiators and reversible air conditioning.

The sanitation system is individual, with a functioning septic tank.

The windows are double-glazed.

