

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8206

• House - Monflanguin •



DETAILS

Land surface: 200 m²

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



151 à 230 D

231 à 330 E

331 à 450 F

Logement énergivore

Monflanquin area, in a small hamlet, charming character house of 117 m2 tastefully renovated, two bedrooms (possible three), two bathrooms, garage, swimming pool and small garden... love at first sight!

117 m² living

200 m²

Pricaz Thibaut Agent commercial Tel: 06 15 61 55 37

https://valadie-immobilier.com thibaut@valadie-immobilier.com 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

Non-binding document



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• Description ref n°8206 •

Stone hamlet house of approximately 117 m² on a 327 m² 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.











