



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8208

• House - Monflanquin •



## DETAILS

**Land surface:** 1745 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

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

**Swimming pool:** No

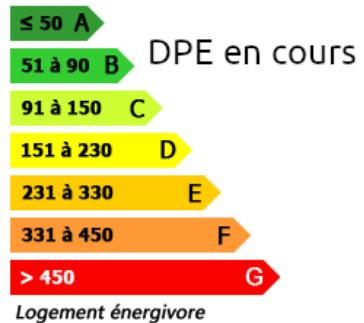
**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1850

### Logement économe



Monflanquin area, charming romantic stone house of approximately 110 m<sup>2</sup> with three bedrooms, garage and fenced cottage garden with century-old trees.

110 m<sup>2</sup> living

1 745 m<sup>2</sup>

Non-binding document

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

349 950 €

Agency fees: 4,5 % VAT included\*

Price without fees: 334 950 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8208 •

Stone mansion of approximately 110 m<sup>2</sup> with outbuildings on a plot of 1745 m<sup>2</sup>.

The house comprises:

On the ground floor, an entrance hall leading to a separate kitchen with a piano, a dining room, a living room with a wood-burning stove, and a toilet with a sink.

Upstairs, three bedrooms, two with a private terrace, and a bathroom with a bathtub, shower, and toilet.

In the basement, a main room with a laundry room and storage space, followed by the garage.

Outside, several terraces provide access to an ornamental garden with a well, as well as an outbuilding with a workshop and storage space.

The windows are single-glazed wooden.

The heating system is oil-fired.

The sanitation system is mains drainage.

