

## 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

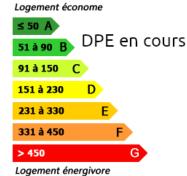
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

**Built:** 1850



Monflanquin area, charming romantic stone house of approximately 110 m2 with three bedrooms, garage and fenced cottage garden with century-old trees.

110 m<sup>2</sup> living

1 745 m<sup>2</sup>

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https://valadie-immobilier.com thibaut@valadie-immobilier.com Price fees included

375 000 €

Agency fees: 4,2 % VAT included\* Price without fees: 360 000 €

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

Non-binding document



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## • Description ref n°8208 •

Stone mansion of approximately  $110 \, \text{m}^2$  with outbuildings on a plot of  $1745 \, \text{m}^2$ .

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.











