



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8253

• House - Monflanquin •

OPPORTUNITY



DETAILS

Land surface: 1.96 ha

Number of bedrooms: 4

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Without

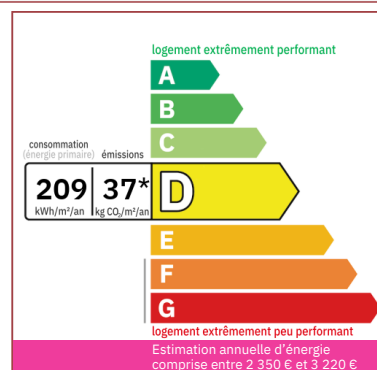
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1970



Monflanquin area, in a dominant position with an incredible view of the village, charming property with house of approximately 130 m², 3 bedrooms and several outbuildings on hilly land with swimming pool and orchard. Favorite

130 m² living

19 600 m²

Pricaz Thibaut
Agent commercial

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Price fees included

255 000 €

Agency fees: 6 % VAT included*

Price without fees: 240 570 €

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



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Property with a 1970s house and outbuildings on a 19,626 m² plot with a swimming pool.

The approximately 130 m² dwelling comprises:

On the ground floor, an entrance hall, a main room with a kitchen open to the living/dining room with a fireplace, a pantry, a bedroom, a bathroom with a heated towel rail, and a separate toilet.

Upstairs, three bedrooms and a room intended as a future bathroom.

The outbuildings consist of a wooden drying room of approximately 180 m², a barn, a detached garage with an electric door, and a storage building.

Outside, several terraces lead to a landscaped garden with an 11m x 5m chlorine pool, a pool house, and meadows with an orchard.

The sanitation system is yet to be installed.

The frames are PVC double-glazed.

The heating system is gas-fired.

