



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8261

• House - Monflanquin •



DETAILS

Land surface: 14583 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

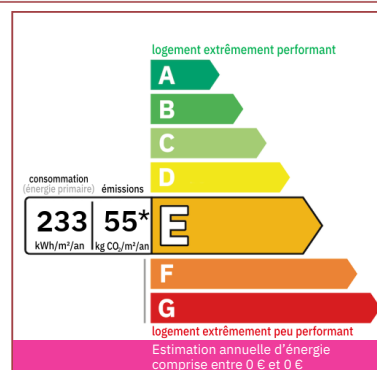
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1950



A stone house with a living area of approximately 166 m² with 5 bedrooms, an adjoining barn, a garage. Land of approximately 1.4 hectares with a lake, lovely view of the countryside.

166 m² living

14 583 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

265 000 €

Agency fees: 6 % VAT included*

Price without fees: 250 000 €

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



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A stone property with a living area of approximately 166 m², comprising:

a dwelling house renovated in 1980, adjoining on one side, comprising:

- An entrance via a covered terrace of 2.2m X 13m (approximately 27.5 m²), tiled floor and a built-in barbecue.
 - An entrance hall of approximately 5.4 m², tiled floor
 - A laundry room of approximately 2.8 m², tiled floor.
 - A kitchen of approximately 21.4 m² with a dining area, terracotta tiled floor. Kitchen equipped with hob, extractor hood, sink, dishwasher and fitted with high and low cupboards.
 - A bedroom of approximately 12.2 m², parquet floor, large sliding cupboards over the entire width of the bedroom
 - 2 steps to a living/dining room of approximately 38 m², travertine tiled floor, a fireplace with an insert, exposed beams.
 - A veranda of approximately 17.9 m², tiled floor in reconstituted stone, double-glazed bay windows. Access to a 4m X 3.5m terrace overlooking the property.
- From the living room, a wooden staircase to a floor:
- A landing of approximately 1.8 m², parquet floor, skylight.
 - A bedroom of approximately 20 m², parquet floor, cupboard, tapestries on the walls.
 - A bedroom of approximately 10.6 m², floating parquet floor, access to the attic (not convertible.)

From the kitchen a distribution corridor of approximately 5.2 m² in the shape of an L, tiled floor, cupboards.

- A bathroom of approximately 5.9 m², tiled floor, earthenware walls, equipped with a shower, double basin, skylight, ventilation.
- A separate toilet of approximately 1.3 m² with a washbasin and a skylight.
- An office/bedroom of approximately 10.2 m², tiled floor, paneled ceiling, tapestry on the walls, a French window with access to the covered terrace.
- A bedroom of approximately 13.3 m², floating parquet floor, painted walls, a window.

Additional informative elements:

- Oil fired central heating and wood insert.
- Aluminum joinery with double glazing, wooden shutters.

