



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8261

• House - Monflanquin •



## DETAILS

**Land surface:** 14583 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

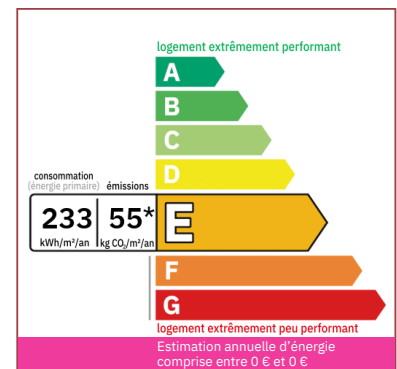
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1950



A stone house with a living area of approximately 166 m<sup>2</sup> with 5 bedrooms, an adjoining barn, a garage. Land of approximately 1.4 hectares with a lake, lovely view of the countryside.

166 m<sup>2</sup> living

14 583 m<sup>2</sup>

- 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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## • Description ref n°8261 •

A stone property with a living area of approximately 166 m<sup>2</sup>, 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 m<sup>2</sup>), tiled floor and a built-in barbecue.

- An entrance hall of approximately 5.4 m<sup>2</sup>, tiled floor

- A laundry room of approximately 2.8 m<sup>2</sup>, tiled floor.

- A kitchen of approximately 21.4 m<sup>2</sup> 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 m<sup>2</sup>, parquet floor, large sliding cupboards over the entire width of the bedroom

- 2 steps to a living/dining room of approximately 38 m<sup>2</sup>, travertine tiled floor, a fireplace with an insert, exposed beams.

- A veranda of approximately 17.9 m<sup>2</sup>, 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 m<sup>2</sup>, parquet floor, skylight.

- A bedroom of approximately 20 m<sup>2</sup>, parquet floor, cupboard, tapestries on the walls.

- A bedroom of approximately 10.6 m<sup>2</sup>, floating parquet floor, access to the attic (not convertible.)

From the kitchen a distribution corridor of approximately 5.2 m<sup>2</sup> in the shape of an L, tiled floor, cupboards.

- A bathroom of approximately 5.9 m<sup>2</sup>, tiled floor, earthenware walls, equipped with a shower, double basin, skylight, ventilation.

- A separate toilet of approximately 1.3 m<sup>2</sup> with a washbasin and a skylight.

- An office/bedroom of approximately 10.2 m<sup>2</sup>, tiled floor, paneled ceiling, tapestry on the walls, a French window with access to the covered terrace.

- A bedroom of approximately 13.3 m<sup>2</sup>, floating parquet floor, painted walls, a window.

Additional informative elements:

- Oil fired central heating and wood insert.

- Aluminum joinery with double glazing, wooden shutters.

