



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8293

• House - Monflanquin •



## DETAILS

**Land surface:** 27237 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood

**Drainage/sewage:** Septic tank

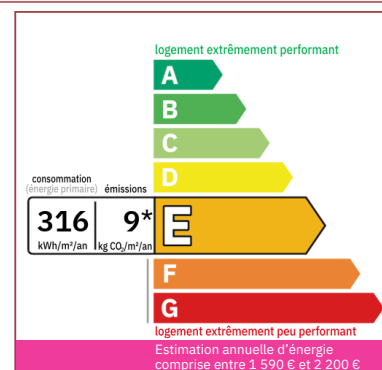
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Monflanquin area, in a dominant position in a rolling countryside, very beautiful stone property which has retained its charm and authenticity, composed of a renovated farm with beautiful volumes, barns, dovecote and

180 m<sup>2</sup> living

27 237 m<sup>2</sup>

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Price fees included

385 000 €

Agency fees: 5,3 % VAT included\*

Price without fees: 365 750 €

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





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## • Description ref n°8293 •

Stone property with a main house and outbuildings on a plot of 27,237 m<sup>2</sup>.

The house, with approximately 180 m<sup>2</sup> of living space, comprises:

On the ground floor, a main room with a kitchen open to the living/dining room equipped with a wood-burning stove, a pantry, a hallway leading to a bathroom with a toilet, two bedrooms, and a second living room equipped with a wood-burning stove.

Upstairs, a landing, a bedroom, and a main room to be converted into an attic.

The outbuildings consist of a main barn, a wooden lean-to, a workshop, and several sheds forming the farmhouse. A separate dovecote is also included.

Outside, a sheltered terrace provides access to a central courtyard and a landscaped garden with a pond, a well, and meadows.

The windows are single- and double-glazed.

Heating is provided by the two wood-burning stoves.

The sanitation system is individual, with a septic tank.

