



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8469

• House - Monflanquin •



## DETAILS

**Land surface:** 5600 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

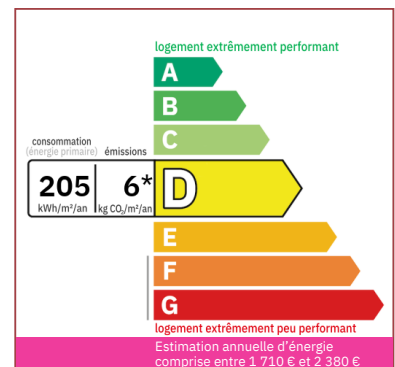
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1978



In the Monflanquin area, in a dominant position at the edge of a forest with a view of the hills, charming single-storey house of approximately 110 m<sup>2</sup> with two bedrooms (possibility of three) and garage on a plot of 5400 m<sup>2</sup> preserved

110 m<sup>2</sup> living

5 600 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>  
thibaut@valadie-immobilier.com

Price fees included

208 650 €

Agency fees: 7 % VAT included\*  
Price without fees: 195 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8469 •

Single-story house built in 1978, approximately 110 m<sup>2</sup>, comprising:

A main living/dining room with a fireplace, a fitted kitchen, a pantry, two bedrooms, a shower room, a separate toilet with a sink, and a garage.

Outside, several covered terraces lead to a 5400 m<sup>2</sup> wooded park.

The windows are double-glazed.

The septic system is individual.

The heating system is electric, with reversible air conditioning and radiators.

