



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8481

• House - Monflanquin •



## DETAILS

**Land surface:** 5145 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

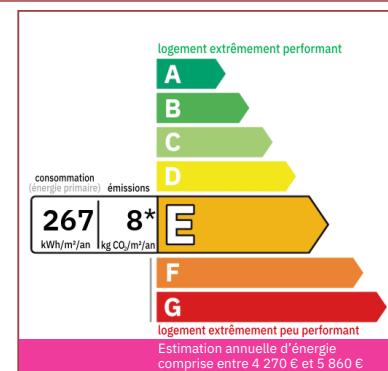
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800



In the Monflanquin area, a farmhouse with outbuildings, including a house of approximately 240 sq m of living space, four bedrooms and three bathrooms, on a plot of over 5000 sq m.

241 m<sup>2</sup> living

5 145 m<sup>2</sup>

Non-binding document

Pricaz Thibaut

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Price fees included

212 000 €

Agency fees: 6 % VAT included\*

Price without fees: 200 000 €

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



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## • Description ref n°8481 •

Stone property with outbuildings on a 5145 m<sup>2</sup> plot.

The house, approximately 241 m<sup>2</sup>, comprises:

On the ground floor, a main room used as a living room with a cathedral ceiling (approximately 75 m<sup>2</sup>) and a wood-burning stove, a kitchen/dining room with a fireplace insert, four bedrooms, three bathrooms (one with a bathtub), three additional rooms, and three toilets.

Upstairs, a mezzanine.

The outbuildings include:

A garage, a workshop, a shed, and several cellars.

Outside, several terraces lead to a wooded park with a well and an orchard.

The windows and doors are double-glazed wood and PVC.

The heating system is electric radiators and reversible air conditioning.

Fiber optic internet is available.

