



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8509

• House - Monflanquin •



## DETAILS

**Land surface:** 7310 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

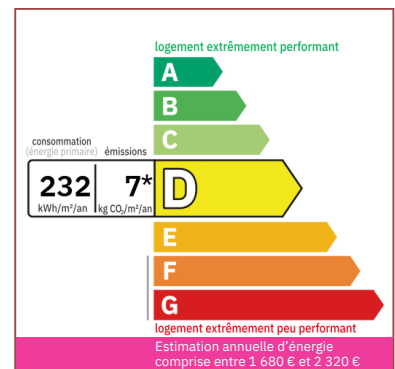
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 2013



In a quiet location, in a dominant position, near Monflanquin and Villereal, charming house of approximately 94 m<sup>2</sup> with two bedrooms (possibility of three), garage and workshop on a plot of 7310 with landscaped garden and

94 m<sup>2</sup> living

7 310 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

176 500 €

Agency fees: 7 % VAT included\*  
Price without fees: 165 000 €

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



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## • Description ref n°8509 •

Renovated single-story house with garage and outbuilding on a 7310 m<sup>2</sup> plot.

The house, approximately 94 m<sup>2</sup>, comprises:

A main room with an open-plan fitted kitchen/living/dining area, a veranda, two bedrooms, a shower room with walk-in shower and heated towel rail, and a separate toilet.

Adjoining the house is a garage with mezzanine storage space.

Outside, several partially covered terraces lead to a courtyard with a storage shed, a fenced landscaped garden, and then to a meadow of approximately 5000 m<sup>2</sup>.

The windows and doors are double-glazed wood. The heating system is electric, with reversible air conditioning and radiators.

