



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8600

• House - Monflanquin •



DETAILS

Land surface: 3113 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Pompe à chaleur

Drainage/sewage: Septic tank

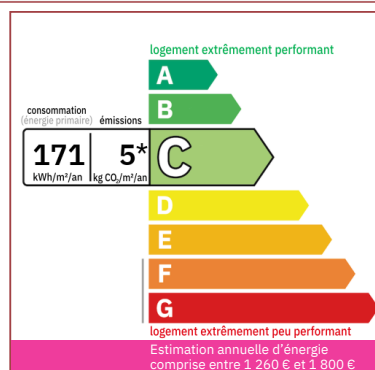
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



A pretty stone house in the countryside near Monflanquin, yet within walking distance of amenities. It includes a habitable annex, a garage, a swimming pool, a large covered terrace, and unobstructed views, all set on approximately

145 m² living

3 113 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

371 000 €

Agency fees: 6 % VAT included*

Price without fees: 350 000 €

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



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• Description ref n°8600 •

A house with approximately 112 m² of living space, offering the possibility of single-level living, comfortable and very bright, comprising:

On the ground floor:

- An entrance leading to a kitchen of approximately 18.6 m², tiled floor, fitted with upper and lower cabinets and wall cupboards, and equipped with a range cooker, extractor hood, sink, and dishwasher.
- A living room of approximately 43.5 m², tiled floor, with a high ceiling of approximately 4.8 m; a wood-burning stove was installed in 2023, and two French doors open onto a covered terrace of approximately 50 m².
- A shower room of approximately 6.7 m², tiled floor and walls, vanity unit, towel warmer, walk-in shower, wall-hung toilet, and mechanical ventilation.
- A bedroom of approximately 9.7 m², tiled floor, with a long wardrobe.

Upstairs:

- A landing/office of approximately 5.8 m², parquet flooring, a skylight.
- A bedroom of approximately 10.4 m², wooden floor, a skylight.
- A bedroom of approximately 13.7 m² with an adjoining shower room of approximately 3.6 m² (shower cubicle, sink).

Additional information:

- Property tax €1,783 (2025)
- Heating via a heat pump with radiators.
- PVC double-glazed windows and wooden shutters, installed in 2023.
- Roof redone in 2020

- Septic system not up to code.
- Solar panels for the house's own energy consumption.

