



# Agence Immobilière Valadié

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Ref : 8600

• House - Monflanquin •



## DETAILS

**Land surface:** 3113 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Pompe à chaleur

**Drainage/sewage:** Septic tank

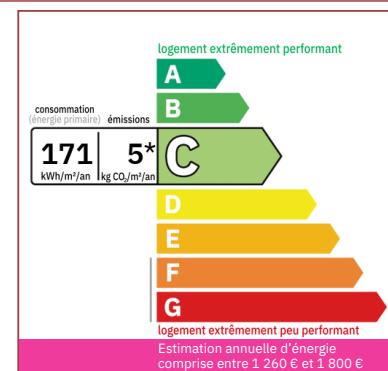
**Swimming pool:** Yes

**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 m<sup>2</sup> living

3 113 m<sup>2</sup>

- Villeréal -  
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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



## • Description ref n°8600 •

A house with approximately 112 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup>, 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 m<sup>2</sup>.



- A shower room of approximately 6.7 m<sup>2</sup>, tiled floor and walls, vanity unit, towel warmer, walk-in shower, wall-hung toilet, and mechanical ventilation.

- A bedroom of approximately 9.7 m<sup>2</sup>, tiled floor, with a long wardrobe.

Upstairs:

- A landing/office of approximately 5.8 m<sup>2</sup>, parquet flooring, a skylight.



- A bedroom of approximately 10.4 m<sup>2</sup>, wooden floor, a skylight.

- A bedroom of approximately 13.7 m<sup>2</sup> with an adjoining shower room of approximately 3.6 m<sup>2</sup> (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.