Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8635 • House - Monflanquin •



DETAILS

Land surface: 31312 m²

Number of bedrooms: 5

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

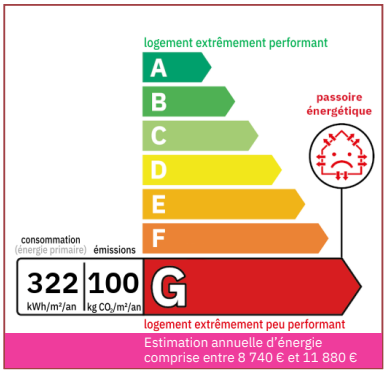
Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes closed hearth

Built: 1883



Less than 10 minutes from Monflanquin and near a small village, a manor house complemented by an adjoining guest house and various outbuildings, on 3 hectares of land. Rural setting.

210 m² living

31 312 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

249 900 €

Agency fees: 6 % VAT included*
Price without fees: 235 755 €

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

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• Description ref n°8635 •

Manor-style house with a habitable annex and outbuildings.
Main house comprising: entrance hall (12 sq m), kitchen with stone fireplace/insert (25.5 sq m), utility room (9.5 sq m), dining room (24.7 sq m), living room (18.2 sq m), 3 bedrooms (16.2, 16.7, and 11.1 sq m), shower room (3.1 sq m), WC. Double-glazed PVC windows. Upstairs: convertible attic.

Adjoining and connected to the house: annex (built in 1975) comprising a kitchen (8.6 sq m), boiler room (3.7 sq m), hallway leading to a living/dining room (20.4 sq m), 2 bedrooms (16.5 and 12.7 sq m), one with a washroom, shower room (4.1 sq m), WC. Single-glazed wooden windows.

Thermodynamic water heater. Oil-fired central heating (Geminox boiler).

Outbuildings: detached stone garage (39.8 m²), dovecote with garage (29.6 m²) and barn (75 m²), former stables attached. Several sheds have been built on the property.
Approximately 3 hectares of land with a well, poplar grove, and wooded parkland behind the house.
The house would benefit from renovation to restore its character and give it a more distinguished appearance.



