



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8711

• House - Monflanquin •



## DETAILS

**Land surface:** 43840 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

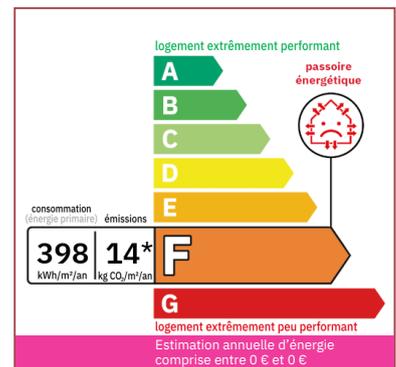
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



Less than 10 minutes from Monflanquin, in the heart of the countryside, no close neighbors and in the middle of its 4.3 ha of land, former farmhouse with multiple potential with its house and outbuildings.

90 m<sup>2</sup> living

43 840 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

243 800 €

Agency fees: 6 % VAT included\*

Price without fees: 230 000 €

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



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## • Description ref n°8711 •

Former farmhouse comprising 4 buildings:

- main house including a 36.8 m<sup>2</sup> veranda (unheated) used as a living room, an entrance hall (11.8 m<sup>2</sup>), a 26.8 m<sup>2</sup> kitchen (with fireplace insert), 3 bedrooms (16.5, 16, and 11.7 m<sup>2</sup>), a bathroom (6 m<sup>2</sup>), and a toilet. Attic accessible by stairs.

Electric convectors and fireplace insert. Mostly double-glazed PVC windows (except for one bedroom and the hallway: single-glazed wooden windows, and the veranda: double-glazed aluminum windows).

The house is habitable but would require modernization.

- Stone barn (540 m<sup>2</sup>) with attached garage (19 m<sup>2</sup>) and carport (the roof of this barn needs repair)

- Former open tobacco drying shed of approximately 93 m<sup>2</sup> (wooden cladding needs replacing)

- Second stone barn (74 m<sup>2</sup>) with lean-to (48 m<sup>2</sup>)

- Former stables/chicken coop.

4.3 hectares of land with a well surrounding the buildings.

