Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8711 • House - Monflanquin •



DETAILS

Land surface: 43840 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

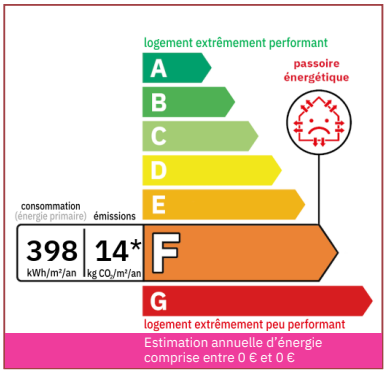
Swimming pool: No

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 m² living

43 840 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

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 m² veranda (unheated) used as a living room, an entrance hall (11.8 m²), a 26.8 m² kitchen (with fireplace insert), 3 bedrooms (16.5, 16, and 11.7 m²), a bathroom (6 m²), 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 m²) with attached garage (19 m²) and carport (the roof of this barn needs repair)

- Former open tobacco drying shed of approximately 93 m² (wooden cladding needs replacing)

- Second stone barn (74 m²) with lean-to (48 m²)

- Former stables/chicken coop.

4.3 hectares of land with a well surrounding the buildings.









