

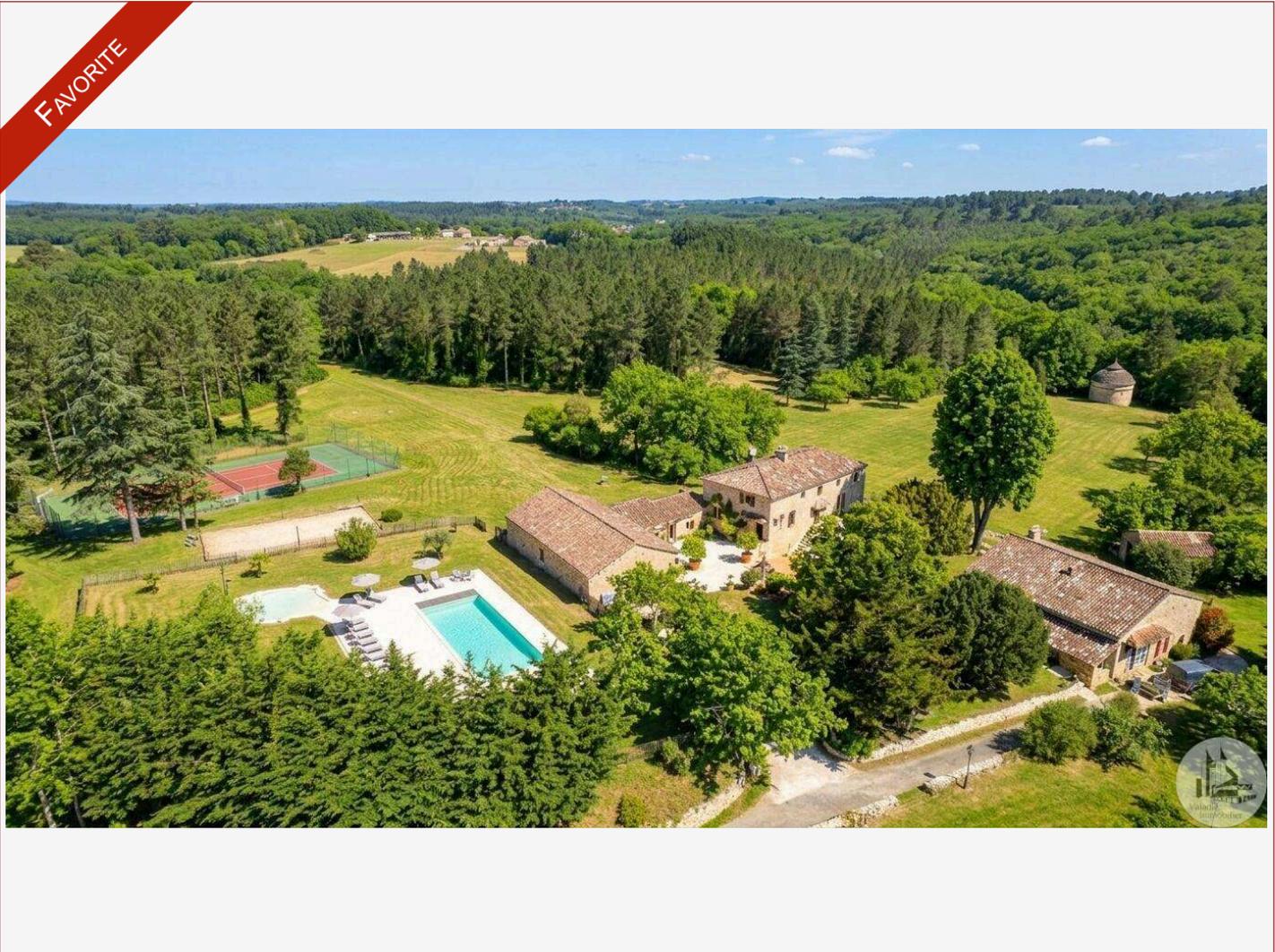


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8764

• Castle / Manor - Monflanquin •



DETAILS

Land surface: 23 ha

Number of bedrooms: 12

Number of levels: 2

Type of heating: Fuel et Gaz

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Exceptional estate with Manor house, two houses, two gîtes, outbuildings, swimming pool and tennis court on a plot of 22ha 1986 m².

550 m² living

230 000 m²

Pricaz Thibaut
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>
thibaut@valadie-immobilier.com

Price fees included

1 785 000 €

Agency fees: 5 % VAT included*

Price without fees: 1 700 000 €

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



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The main house comprises:

On the ground floor, an entrance hall leading to the main living area with a fully equipped kitchen (Smeg range cooker) opening onto a dining room and a small lounge with a wood-burning stove, a utility room with storage, a boiler room equipped with a Viessmann oil-fired boiler, and a laundry room.

On the first floor, a landing leading to a living room with a wood-burning stove, two suites with shower rooms, and a separate toilet.

On the second floor, a landing leading to two suites with shower rooms, a dormitory with a shower room, and a separate toilet.

Adjoining the main building is a two-room, single-story gîte with an entrance leading to a living room and a suite.

Beyond this is a barn housing the pool equipment and a workshop.

The first secondary house, called "Le Relais," is also single-story and comprises:

A main living/dining room with a wood-burning stove, a fully equipped kitchen, a suite with a bathroom, and a separate toilet.

An annex with a storage room, laundry room, and boiler room equipped with a gas boiler.

A second, independent, single-story cottage called "Le Cottage" comprises:

An entrance leading to a living/dining room and kitchenette, a bedroom, and a shower room with toilet.

The third, single-story house comprises:

An entrance, a kitchen/dining room with a wood-burning stove, a living room with a wood-burning stove, two bedrooms, and a bathroom with toilet.

Adjoining the house are a barn, a lean-to, a workshop, and a cellar with a boiler room equipped with an oil-

