



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8816

• House - Savignac-sur-Leyze •



## DETAILS

**Land surface:** 1.7 ha

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

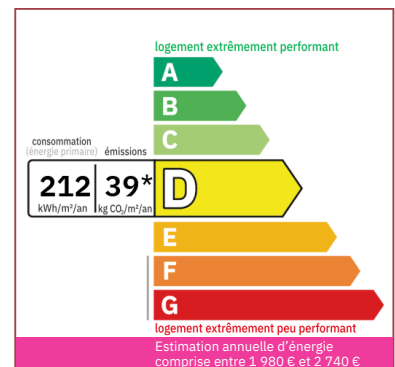
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



In the Monflanquin area, a charming house of approximately 102 sq m with 3 bedrooms, garages, and barns on a plot of approximately 1.7 hectares. Lots of potential.

102 m<sup>2</sup> living

17 000 m<sup>2</sup>

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Price fees included  
**192 600 €**

Agency fees: 7 % VAT included\*  
Price without fees: 180 000 €

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



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## • Description ref n°8816 •

Single-story house with outbuildings on approximately 17,000 m<sup>2</sup> of land.

The house, approximately 102 m<sup>2</sup>, comprises: an entrance hall, a main living/dining room with an open-plan fitted kitchen and pellet stove, three bedrooms, a shower room, a separate toilet, and a utility/boiler room with a gas boiler. The windows are double-glazed.

The outbuildings include:

- A main barn with a former living area, storage room, workshop, and garage.
- A barn with stables and a lean-to.
- A building with a chicken coop and a carport for two vehicles.

Outside, several terraces overlook a wooded park with an orchard and meadows. Individual septic system.

