



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8875

• House - Monflanquin •



## DETAILS

**Land surface:** 1243 m<sup>2</sup>

**Number of bedrooms:** 1

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

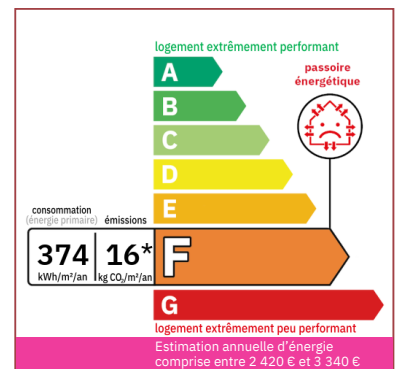
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1800



In the Monflanquin area, in a small charming hamlet, a delightful house of approximately 69 m<sup>2</sup> of living space with an attic that can be converted, set on a flowery garden of almost 1300 m<sup>2</sup>.

71 m<sup>2</sup> living

1 243 m<sup>2</sup>

Non-binding document

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Price fees included

124 000 €

Agency fees: 7,8 % VAT included\*  
Price without fees: 115 000 €

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



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## • Description ref n°8875 •

Stone house with outbuilding on a 1243 m<sup>2</sup> plot.

The single-story house, approximately 69 m<sup>2</sup>, comprises:

An entrance hall, a kitchen/dining room, a living room, a bedroom, a utility/pantry, a shower room, and a separate toilet.

The windows are double-glazed PVC.

Electric heating.

Upstairs, an attic suitable for conversion.

The outbuilding, adjoining the house, is a workshop/cellar.

Outside, a wooded park with a well.

Individual septic system.

