



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8953

• House - Monflanquin •



DETAILS

Land surface: 4840 m²

Number of bedrooms: 5

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1822

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

Just minutes from Monflanquin, this charming single-story house of approximately 192 sq m offers all modern comforts, including 5 bedrooms, 3 bathrooms, and a swimming pool, all set on over 4800 sq m of land. A real gem.

192 m² living

4 840 m²

Pricaz Thibaut

Agent commercial

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Price fees included

450 500 €

Agency fees: 6 % VAT included*

Price without fees: 425 000 €

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



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• Description ref n°8953 •

Stone-built farmhouse-style house dating from 1822, approximately 192 sq m on one level, comprising two separate living spaces and outbuildings on a 4840 sq m plot with a swimming pool.

The main house, approximately 130 sq m, consists of:

A living room with a fireplace, a fitted kitchen with a dining area, a master suite with a bathroom, a second suite with a shower room, a bedroom, a laundry room, a veranda, and a separate toilet with a washbasin.

Adjoining the main house, the secondary dwelling, approximately 62 sq m, consists of:

An open-plan kitchen/living/dining room with a pellet stove, a bedroom, and a shower room with a toilet.

Upstairs, there is a mezzanine (which could be converted into a bedroom).

All windows and doors are double-glazed PVC.

Heating system: electric radiators (new generation).

The outbuildings consist of:

- An outbuilding with a garage, workshop, woodshed, and a lean-to with a terrace overlooking the pool.
- A carport for two vehicles equipped with solar panels.
- A chalet for the pool equipment.

Outside, several terraces overlook a courtyard and then a fenced, wooded park featuring a 12m x 6m saltwater pool with a travertine deck and a well.

Compliant individual wastewater treatment system (installed in 2023). Fiber optic internet.

