



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8953

• House - Monflanquin •



## DETAILS

**Land surface:** 4840 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

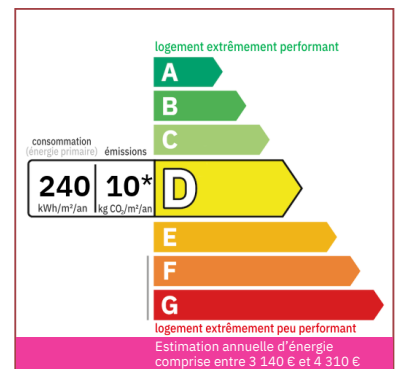
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1822



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 m<sup>2</sup> living

4 840 m<sup>2</sup>

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.

