Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8967 • House - Monflanquin •



DETAILS

Land surface: 2.76 ha

Number of bedrooms: 3

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

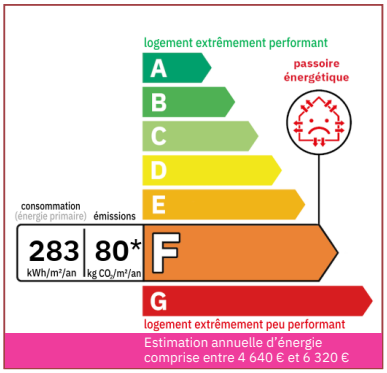
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



Nature lovers and birdwatchers, this stone property is for you! In a particularly peaceful setting, more than 200 meters from the nearest neighbor and a small country road, the secluded location and surroundings of this property are its

133 m² living

27 600 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

275 600 €

Agency fees: 6 % VAT included*
Price without fees: 260 000 €

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

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• Description ref n°8967 •

A former stone farmhouse comprising a main house and three outbuildings.

The stone house offers approximately 133 m² of living space, distributed as follows:

- on the ground floor: entrance into a living room (38.9 m²) with a fireplace and fitted kitchen (sink, hob, extractor hood, oven). To the left of this living room are a bedroom of 16.2 m² and an office of 8.1 m², accessed by two steps. To the right of the living room, near the kitchen, is a utility room (5.2 m²) which also serves as the entrance hall to the shower room (5.7 m²) with a sink, a recently renovated walk-in shower, a separate toilet, then the L-shaped summer lounge (25.5 m²) and a bedroom (11.5 m²). From the summer lounge, a staircase leads to the upper floor (converted attic): a bedroom (16.5 m²), a mezzanine with a sink and shower (maximum ceiling height of 1.50 m in the shower).
Annual heating oil consumption: 1000 liters (without using the fireplace). An unconverted attic (ceiling too low and beams running through it) is accessible via a small door.
Adjoining the house (to the summer lounge): laundry/boiler room (13.6 m²), garage/workshop (19.7 m²), terrace with beautiful views of the countryside, and a barbecue with a stone awning.

Oil-fired central heating. Open fireplace. Double-glazed aluminum windows on the ground floor (single-glazed wood upstairs).

Three stone barns complete the property:

- A first stone barn (connected to a separate septic tank) of approximately 87 m² of floor space, currently divided in two by a brick wall with a central opening (blocked with chipboard panels during the visit). This outbuilding has electricity. Not listed in the Local Urban Development Plan (PLUi).

- A second stone barn - approximately 113 m² of floor space - and the third stone barn (the first buildings upon entering the property, on either side of the road) are listed in the PLUi (conversion into a dwelling is possible after obtaining planning permission).







