Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8977 • House - Monflanquin •



DETAILS

Land surface: 1402 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Electric

Drainage/sewage: Septic tank

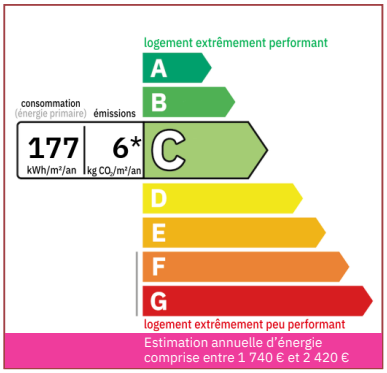
Swimming pool: No

Ground floor living: Yes

Work needed: No work

Fireplace: No

Built: Not specified



Traditional 90m2 house comprising 3 bedrooms, attached garage with electric door plus fenced garden with electric gate, in a quiet village close to shops.

90 m² living

1 402 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

171 200 €

Agency fees: 7 % VAT included*
Price without fees: 160 000 €

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

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Living area: An entrance opening onto a large, bright 36 m² living room with a built-in wardrobe.

Sleeping area: 3 comfortable bedrooms measuring 10.6 m², 10.86 m² (with a built-in wardrobe), and 10.81 m².

Bathroom & Practicality: A large 7.6 m² bathroom, a 7 m² hallway, and a 6.24 m² laundry room with a door providing direct access to the rear.

Technical Specifications
Construction: House approximately 15 years old, built on a crawl space.

Insulation & Windows: Fiberglass insulation (roof and walls), double glazing, and PVC shutters.

Utilities: Electric heating, septic tank drainage.

Accessibility for People with Disabilities: The house is designed with accessible entrances, including interior doors designed for people with reduced mobility (PRM) / disabilities.

Exterior comfort: Electric entrance gate, attached 18 m² garage with concrete floor and electric garage door.

Land: A beautiful 1,262 m² plot with a covered terrace at the rear and a 9.86 m² covered porch at the entrance.







