



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8987

• House - Monflanquin •



## DETAILS

**Land surface:** 5.6 ha

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

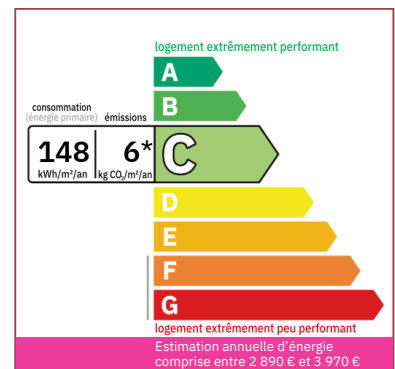
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1500



In the Monflanquin area, in an idyllic setting at the end of a long private drive with no neighbors, a magnificent property comprising a main house, summer house, gîte, stables, outbuildings, and a swimming pool on nearly 5.7 hectares

330 m<sup>2</sup> living

56 000 m<sup>2</sup>

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Price fees included  
**730 000 €**

Agency fees: 5 % VAT included\*  
Price without fees: 695 000 €

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



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## • Description ref n°8987 •

Stone property of approximately 330 sq m of living space comprising a main house, a summer house, a gîte, and outbuildings on a 56,647 sq m plot with a swimming pool.

The main house comprises:

On the ground floor, a fully equipped kitchen with a range cooker opening onto the dining room, a living room with a wood-burning stove, a suite with a bathroom and toilet, a laundry room, a landing with an office area, and a shower room with a double vanity and walk-in shower.

Upstairs, a landing leads to two attic bedrooms and a separate toilet with a washbasin.

A circular tower houses two rooms.

The single-story summer house comprises:

A main room with a fully equipped kitchen opening onto a living/dining room, a pool house, a suite with a shower room and toilet, and a storage/dressing room.

The heating system is electric, powered by a heat pump.

The windows are single-glazed wood.

The single-story cottage, in need of some updating, comprises:

An entrance leading to a kitchen/dining room, a living room, two bedrooms, and a bathroom with toilet.

There is no heating system.

The outbuildings include:

- A main barn with two horse stalls, a workshop, a storage area, and parking for three vehicles.

- A wooden shed.

- A large cellar.

Outside, several covered terraces overlook a central courtyard and then a fenced, wooded park where there is a 10m x 5m chlorine swimming pool with a paved

