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

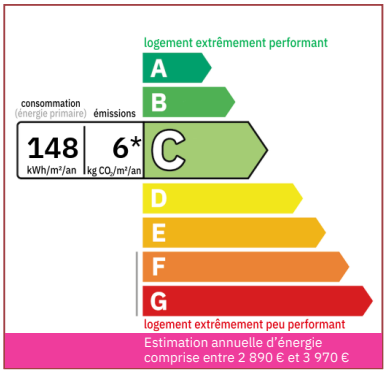
Swimming pool: Yes

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 m² living

56 000 m²

Non-binding document

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Price fees included

695 000 €

Agency fees: 4 % VAT included*
Price without fees: 668 269 €

*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







