



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9025

• House - Monflanquin •



## DETAILS

**Land surface:** 1261 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Climatisation électrique, poêle à bois et convecteurs électriques

**Drainage/sewage:** Septic tank

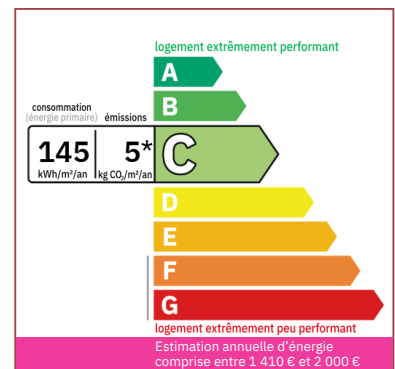
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 2009



On the outskirts of a small, peaceful village, comfortable single-storey house with a garden, garage and carport

91 m<sup>2</sup> living

1 261 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

199 000 €

Agency fees: 7 % VAT included\*

Price without fees: 185 981 €

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



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## • Description ref n°9025 •

Single-story house built in 2009, comprising an entrance hall (6.4 m<sup>2</sup>) with a built-in wardrobe, a fitted kitchen (14.9 m<sup>2</sup>), a living/dining room (28.08 m<sup>2</sup>) with a wood-burning stove, a hallway (4.3 m<sup>2</sup>) with a water heater, a bathroom (6.41 m<sup>2</sup>) with a sink, bathtub, and toilet, a bedroom (13.5 m<sup>2</sup>) with a built-in wardrobe and an ensuite shower room (4.2 m<sup>2</sup>) with a sink, shower, towel warmer, and toilet, a second bedroom (12.6 m<sup>2</sup>), and a utility room (8.8 m<sup>2</sup>).

Amenities include air conditioning in the living/dining room and kitchen, a wood-burning stove in the living room, electric convectors, PVC double glazing, and a central vacuum system.

Terrace.

Attached garage (19.5 m<sup>2</sup>) and carport.

Landscaped garden with a wooden garden shed.

