



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9147

• House - Monflanquin •



DETAILS

Land surface: 5.7 ha

Number of bedrooms: 4

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

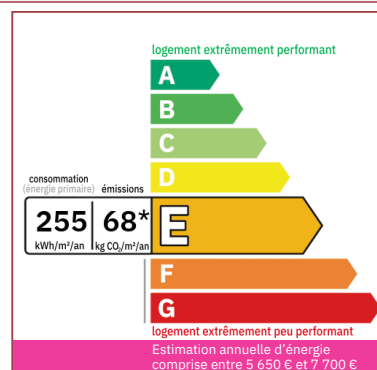
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1800



In the Monflanquin area, in an idyllic setting, a charming property of approximately 200 m², fully renovated, with 3 bedrooms (possibility of 4), 3 bathrooms, swimming pool, double garage and meadows. A real gem.

200 m² living

57 000 m²

Pricaz Thibaut
Agent commercial

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Price fees included

565 000 €

Agency fees: 5,3 % VAT included*

Price without fees: 536 750 €

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



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• Description ref n°9147 •

Stone property with house, outbuildings, and swimming pool on a 57,440 m² plot.

The house, approximately 200 m², comprises:

On the ground floor, a main room of approximately 84 m² with an open-plan fitted kitchen/living/dining room (wood-burning stove and cathedral ceilings), an en suite bedroom with a walk-in shower and toilet, an office, a utility/boiler room (oil-fired), and a cellar.

Upstairs, two en suite bedrooms with shower rooms and toilets, one of which has private access to the outside.

The outbuildings include:

- A double garage.
- A storage room.
- A technical room for the swimming pool.

Outside, several terraces, one of which is covered, lead to a courtyard with parking space and then to a wooded park with a swimming pool and its paved deck.

The windows and doors are double-glazed PVC.

The wastewater treatment system is a private, functioning septic tank.

The heating system is oil-fired with underfloor heating.

