Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9209 • House - Monflanquin •



DETAILS

Land surface: 5675 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Geothermal

Drainage/sewage: Septic tank

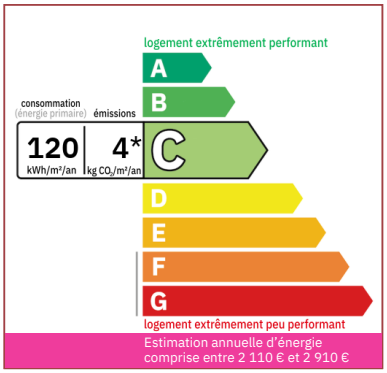
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 1960



A large house dating from the 1960s and renovated over the last two years. Bright and airy with beautiful countryside views from the terrace, and a 5675 m² garden. Five bedrooms and four bathrooms. An above-ground swimming

220 m² living

5 675 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

251 220 €

Agency fees: 6 % VAT included*
Price without fees: 237 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°9209 •

A two-story house with approximately 220 m² of living space, comprising:

- An entrance hall of approximately 9.7 m², with tiled flooring and stairs leading to the upper floor.

- A hallway of approximately 10.9 m², with tiled flooring, built-in closets, and French doors opening onto the terrace.

- To the right of the hallway, a living room of approximately 38.9 m², with tiled flooring, a fireplace with an insert, and three French doors.

- A kitchen of approximately 8.9 m², open to the living room, fitted with closets and fully equipped.

- To the left of the hallway, a separate toilet with tiled walls.
- A shower room of approximately 5.4 m², with tiled floor and walls, a sink, and closets.

- A games room/lounge of approximately 30 m², with a bar (sink and closets), tiled flooring, and French doors opening onto the terrace. - A bedroom of approximately 12.4 m², tiled floor, a built-in wardrobe, and French doors opening onto the balcony.

Upstairs:

- A landing of approximately 7 m², tiled floor.

- A master bedroom with a dressing room/en-suite bathroom with double vanity, double shower, and tiled walls, plus a bedroom area with a fireplace (27 m² total).

- A terrace of 3.5 m x 5 m, tiled floor.

- A separate WC.
- A bathroom of approximately 4.8 m², tiled floor.

- A bedroom of approximately 16.4 m², parquet flooring, with an en-suite bathroom (shower, sink) and a built-in wardrobe.

- A bedroom of approximately 16.2 m², parquet flooring, and a built-in wardrobe.
- A bedroom of approximately 12.7 m², parquet flooring,





