Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9248 • House - Monflanquin •



DETAILS

Land surface: 10585 m²

Number of bedrooms: 4

Number of levels: 0

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

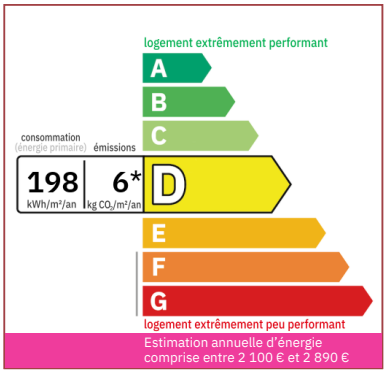
Swimming pool: No

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



Less than 10 minutes from Monflanquin, this country house offers wheelchair access and features 4 bedrooms, 4 bathrooms, an adjoining outbuilding, and additional rooms. The property includes a wooded garden with a well and

149 m² living

10 585 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

259 000 €

Agency fees: 5,7 % VAT included*
Price without fees: 245 000 €

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

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• Description ref n°9248 •

Carefully restored country house comprising: an entrance hall (10.8 m²), an open-plan kitchen (14.6 m²) leading to a living/dining room of approximately 31.8 m² (with fireplace/insert), a hallway (7 m²), four bedrooms measuring 15.4, 13.4, 13.3, and 13.2 m² (two with en-suite shower rooms of 4.7 and 5.4 m², and one with a washbasin and shower of 2.6 m²), a bathroom (5.9 m²) with washbasin, bathtub, and shower, a utility room or office (9.7 m²), and a WC. An adjoining room (37.3 m²) could be converted into an additional room or workshop.

Partially convertible attic space.

Heating via hydronic radiators. Double-glazed aluminum windows. Attic insulated with rock wool. Septic system in good working order. Awning that can be used as a carport (46.8 m2) Storage room (29 m2) Shed (14m x 7m)

Wooded plot with well, relatively flat and easy to maintain, offering far-reaching views.











