



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9298

• House - Villeréal •



DETAILS

Land surface: 4.4 ha

Number of bedrooms: 4

Number of levels: 0

Type of heating: Chaudière à pellets

Drainage/sewage: Septic tank

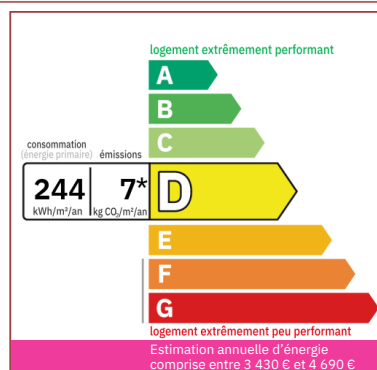
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: 1800



In the Monflanquin area, in an exceptional setting with no neighbors at the top of a hill offering a 360° view, this property requiring significant renovation work consists of a house of approximately 166 m² with 3 bedrooms and numerous

166 m² living

44 000 m²

Thibaut Pricaz
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

thibaut@valadie-immobilier.com

Price fees included

299 000 €

Agency fees: 5,3 % VAT included*

Price without fees: 284 000 €

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



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Stone property to renovate with outbuildings on a 44,350 m² plot.

The house, approximately 166 m², comprises:

- On the ground floor: an entrance leading to a kitchen with a fireplace, a living/dining room, three bedrooms, a shower room, a laundry room, and two separate toilets.
- An independent annex consisting of two rooms with a kitchenette.
- Upstairs: an attic suitable for conversion.

In the basement: a cellar with a boiler room for the pellet boiler and two storage rooms.

The outbuildings include:

- A carport for two vehicles.
- Several storage rooms and a workshop.
- Several barns.
- A stable.
- A shed.

Outside: a covered terrace overlooking a central courtyard with parking space, then a wooded garden, meadows, and orchards.

The windows and doors are double-glazed PVC. The sanitation system is individual, using a septic tank.

