Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9328 • House - Monflanquin •



DETAILS

Land surface: 3.6 ha

Number of bedrooms: 7

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

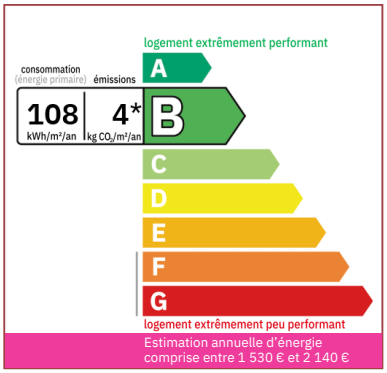
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1800



In the Monflanquin area, in an idyllic setting, a stone mill comprising two houses and a gîte, totaling 270 m² with 7 bedrooms and 5 bathrooms. Garages, outbuildings, a swimming pool, a stream, and meadows complete this property.

250 m² living

36 000 m²

Non-binding document

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Price fees included

693 000 €

Agency fees: 5 % VAT included*

Price without fees: 660 000 €

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

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• Description ref n°9328 •

Stone mill with a secondary house, gîte, swimming pool, and outbuildings on a 35,912 m² plot.

The main house, approximately 154 m², comprises:

- On the ground floor, an entrance hall leading to a main room with an open-plan fitted kitchen/living/dining room with a fireplace, two bedrooms, a shower room, and a separate toilet with a washbasin.

- Upstairs, a landing leading to two suites, each with a private shower room and a separate toilet.

- A basement with a garage.

The secondary house, approximately 77 m² on one level, comprises:

- An entrance hall, a semi-open-plan fitted kitchen/living/dining room with a wood-burning stove, two bedrooms, and a shower room with a toilet.

- In the basement, a cellar with a workshop and laundry room.

The independent gîte, approximately 40 m² on one level, comprises:

The main house comprises a living room with a kitchen, a bedroom, and a bathroom with a toilet.

The outbuildings include:

- A double garage.

- A workshop.

- A lean-to.

Outside, several terraces, some covered, overlook a central courtyard with parking space and then a wooded park featuring an 8m x 5m swimming pool with a dome and a paved deck.

The windows and doors are double-glazed PVC, while the gîte has single-glazed wood frames.

The heating system consists of recently installed heat

