Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9431 • House - Monflanquin •



DETAILS

Land surface: 4827 m²

Number of bedrooms: 7

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

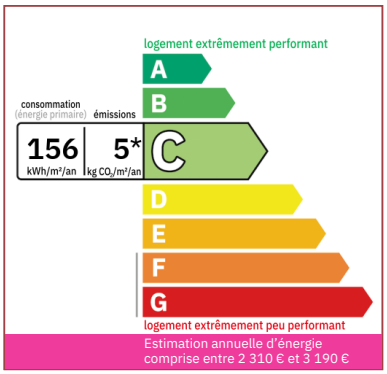
Swimming pool: Yes

Ground floor living: Yes

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1974



In a quiet residential area on the heights of Villeneuve sur lot, a bright house of approximately 250 m2 divided into 2 dwellings, one of which is on one level and has 7 bedrooms, which could become a large family home or a rental

250 m² living

4 827 m²

Non-binding document

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Price fees included

420 000 €

Agency fees: 5 % VAT included*
Price without fees: 400 000 €

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

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• Description ref n°9431 •

Traditional house of approximately 250 sq m comprising two separate living spaces with a swimming pool on a 4927 sq m plot.

The main house, all on one level, consists of:

An entrance hall, a living/dining room with a wood-burning stove, a fitted kitchen, a pantry/laundry room, three bedrooms, a shower room, a toilet with washbasin, and a veranda.

The adjoining secondary house consists of:

On the ground floor, an entrance hall, a main room with a fitted kitchen opening onto a living/dining room, a pantry/laundry room, a bedroom, and a toilet with washbasin.

Upstairs, three bedrooms, a bathroom with a bathtub/shower and double vanity, and a separate toilet.

Outside, several terraces overlook a courtyard with parking space and a two-car carport accessible via two separate gates. A fenced, wooded park with a 12.5m x 8m swimming pool and pool house, as well as a pond.

The windows and doors are double-glazed PVC. Heating is provided by new-generation electric radiators and air conditioning.
The wastewater treatment system is a non-compliant septic tank.
Each unit has a cellar.









