



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7740

• House - Monflanquin •



## DETAILS

**Land surface:** 22205 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

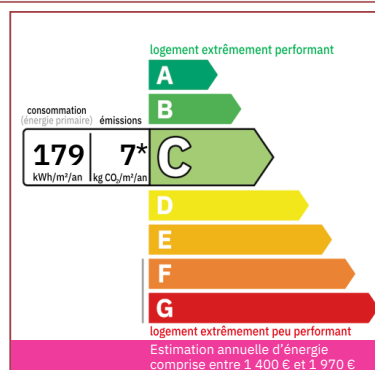
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1850



Located a few kilometers from Monflanquin, a group of buildings with a residential house of approximately 155 m<sup>2</sup>, a guest house to renovate and barns on land composed of meadows and vines... a real favorite.

200 m<sup>2</sup> living

22 205 m<sup>2</sup>

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Price fees included

381 600 €

Agency fees: 6 % VAT included\*  
Price without fees: 360 000 €

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





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## • Description ref n°7740 •

Stone property with a main house of approximately 155 m<sup>2</sup>, a house to renovate, and various outbuildings on a plot of 26,662 m<sup>2</sup>.

The property comprises:

On the ground floor, a main room of approximately 35 m<sup>2</sup> with a fitted kitchen opening onto a living/dining room, a hallway leading to a living room, two bedrooms, a bathroom, and a separate toilet.

Upstairs, a hall, two large attic bedrooms, a bathroom with a toilet. An attic space to renovate extends into the ground floor.

Adjoining the house is a garage and a boiler room.

A house to renovate of approximately 100 m<sup>2</sup>.

The outbuildings consist of:

A barn of approximately 300 m<sup>2</sup> with various storage areas, a winery with a winemaking and marketing area used for the property's vines.

A semi-open shed. Outside, a central courtyard leads to a terrace and a pleasure garden featuring a 4m x 8m salt-water swimming pool with travertine paving.

The main land, approximately one hectare, is planted with vines and a truffle orchard with a well.

Oil heating.

Double-glazed windows.

The roof is in good condition.

Individual sanitation system.

