



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8065

• House - Monflanquin •



## DETAILS

**Land surface:** 3000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Everything in the sewer

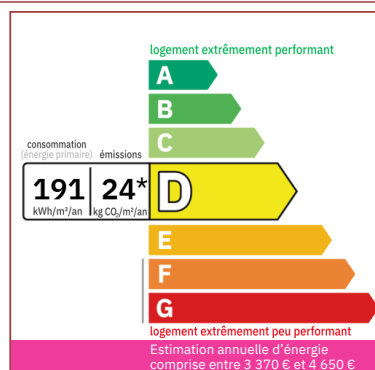
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



In the heart of Monflanquin, within walking distance of all shops, this renovated house of approximately 250 m<sup>2</sup> (2,700 sq ft) is divided into two separate units and sits on a plot of almost 3,000 m<sup>2</sup> (3,100 sq ft). A

265 m<sup>2</sup> living

3 000 m<sup>2</sup>

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Price fees included

323 300 €

Agency fees: 6 % VAT included\*  
Price without fees: 305 000 €

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





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## • Description ref n°8065 •

Renovated village house of approximately 250 m<sup>2</sup> divided into two dwellings on a 2,857 m<sup>2</sup> plot.

The first dwelling comprises:

On the ground floor, a veranda-style entrance and a fitted kitchen.

On the first floor, a landing leads to a main living/dining room with a closed fireplace, two bedrooms, a bathroom with a bathtub and shower, a dressing room, and a separate toilet.

The second dwelling comprises:

A separate entrance leading to the main living room with a kitchenette/dining room, a living room, a bedroom, a shower room, a toilet, a laundry room, and a boiler room.

Outside, several partly sheltered terraces provide access to a courtyard and then a landscaped, partly fenced garden with an outbuilding.

The windows are double-glazed with electric shutters.

Gas heating system

Mains drainage.

