



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8356

• House - Monflanquin •



DETAILS

Land surface: 7.1 ha

Number of bedrooms: 7

Number of levels: 1

Type of heating: Pompe à chaleur

Drainage/sewage: Septic tank

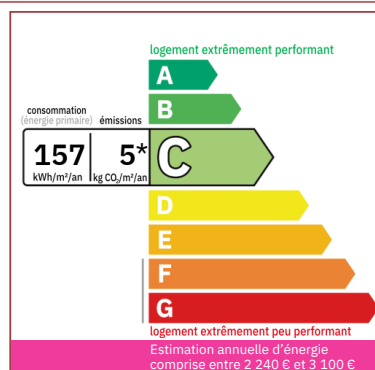
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 2005



Nestled in a dominant position in the heart of 7.1 hectares of meadow, it offers a 360° panoramic view of the countryside, in a quiet and unspoiled setting, at the end of a private drive. A main house and 2 outbuildings - A swimming pool

390 m² living

71 000 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

1 560 000 €

Agency fees: 4 % VAT included*

Price without fees: 1 500 000 €

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



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• Description ref n°8356 •

Located in the north of Lot-et-Garonne, this exceptional estate enjoys a prime location, just 10 minutes from shops and amenities.

The estate, tastefully renovated, combines authentic charm with modern comforts.

It consists of a main house, two independent gîtes, a swimming pool, and several landscaped outdoor areas.

The main house, built 15 years ago, offers approximately 204 m² of living space and is composed as follows:

Ground floor:

- An entrance hall
- A separate living room bathed in light, with a wood-burning fireplace, opening onto a south-facing terrace with incredible views. Tiled floor.
- A kitchen opening onto the dining room, with access to a covered terrace. It features cupboards, a granite countertop, and is equipped with a Tesla induction hob, a dishwasher, and an oven.
- A utility room and laundry room, accessible via a second covered terrace
- A shower room with a walk-in shower, toilet, sink, and closet.
- A first bedroom with tiled floor.

Upstairs:

- A mezzanine office
- A bedroom with a dressing room and full bathroom (shower, bathtub, toilet), offering a splendid view of the countryside.

Amenities:

- Underfloor central heating via a heat pump.
- Wooden joinery with double glazing and wooden shutters.
- 5000L rainwater tank
- Sanitation via a compliant septic tank.
- Property tax of €2,900

A second, independent house of approximately 74 m² comprising:

- A living room with an open, fitted and equipped kitchen.
- A shower room and separate toilet
- A bedroom with a bathtub
- A second bedroom

