



Charming hamlet house with pool & good outbuildings. Great Letting Potential



Agenten-Info

Name:	Sarah Day
Name der Firma:	Maisons et Manoirs
Land:	Frankreich
Erfahrung seit:	1994
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (608) 891-279
Sprachen:	French
Webseite:	http://www.maisonsetmanoirs.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 365,000

Standort

Land:	Frankreich
Postleitzahl:	32170
Veröffentlicht:	26.11.2024

Beschreibung:

Charming Hamlet House with Great Letting Potential beautiful hamlet house and a great blend of character & comfort

Situated within easy reach of a village with all amenities, this charming hamlet house has been extensively renovated while retaining its original features, offering a harmonious blend of traditional charm and modern convenience. With large outbuildings providing further potential for expansion, this property presents an excellent opportunity for those seeking a holiday home with great letting potential.

The property boasts an easily maintained garden featuring an 11 x 5 swimming pool with an automatic security cover, perfect for relaxing and entertaining during the summer months.

The interior of the house is spacious and inviting, comprising:

Entrance hall (11.3m²)

Kitchen (31m²) with inglenook fireplace, French window to pool terrace, and south window to the courtyard

Snug (23m²) with a triple aspect, French door to the garden, and fireplace with woodburning stove

Salon (27.8m²) with a fireplace featuring a woodburning stove

Games room (33m²) with secondary stairs



First floor

Landing Plan (13m²)

Bedroom 1 (18.2m²) with a double aspect and marble fireplace

Ensuite shower room (7m²) with WC, walk-in shower, and basin

Bedroom suite 2 (25.8m²) with a shower room featuring a shower, WC, and basin

Airing cupboard

Bedroom 3 (31.3m²) with a double aspect

Shower room (2.9m²) with WC and shower room

Bedroom 4 (29.6m²) with a shower room (4m²) and a door to the secondary stair

Surface : 270 m²

Rooms : 9

Bathroom : 3

Plot size : 24 a

Caracteristiques techniques

Reference

MM2084MD

Price

365 000 €

Location

Mielan 32170

Rooms

9

Bedrooms

4

Bathroom

3



Property tax

925 € /year

Plot size

24 a

Sanitation

Individual non-compliant

Openings

Wood/Single glazing

Swimming pool

Yes

Living room

24 m²

Terrace surface

25 m²

Interior condition

Excellent

Kitchen

Fitted and equipped/Independent

View

Mountain

Exposure

South

Description of the pool



11 x 5 avec couverture

Levels (incl. ground floor)

2

Roof

Bon etat

Informations complementaires

Not subject to DPE. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr. This property is offered to you by a commercial agent (Sole proprietorship).

Agent commercial (Entreprise individuelle) * RSAC 414 859 660

Nos honoraires

Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m ² :	270 m ²

Zimmerdetails

Zimmer insgesamt:	9
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX6.414.691
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