



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



### Info Agente

|                    |   |
|--------------------|---|
| Nombre:            | Sarah Day   |
| Nombre empresa:    | Maisons et Manoirs  |
| País:              | Francia   |
| Experiencia since: | 1994  |
| Tipo de servicio:  | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments, Houses  |
| Teléfono:          | +33 (608) 891-279   |
| Languages:         | French  |
| Sitio web:         | <a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a> |

### Detalles del anuncio

|                 |             |
|-----------------|-------------|
| Propiedad para: | Venta       |
| Precio:         | EUR 365,000 |

### Ubicación

|                |            |
|----------------|------------|
| País:          | Francia    |
| Código postal: | 32170      |
| Publicado:     | 26/11/2024 |

### Descripción:

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 (11.3m<sup>2</sup>)

Kitchen (31m<sup>2</sup>) with inglenook fireplace, French window to pool terrace, and south window to the courtyard

Snug (23m<sup>2</sup>) with a triple aspect, French door to the garden, and fireplace with woodburning stove

Salon (27.8m<sup>2</sup>) with a fireplace featuring a woodburning stove

Games room (33m<sup>2</sup>) with secondary stairs



First floor

Landing Plan (13m<sup>2</sup>)

Bedroom 1 (18.2m<sup>2</sup>) with a double aspect and marble fireplace

Ensuite shower room (7m<sup>2</sup>) with WC, walk-in shower, and basin

Bedroom suite 2 (25.8m<sup>2</sup>) with a shower room featuring a shower, WC, and basin

Airing cupboard

Bedroom 3 (31.3m<sup>2</sup>) with a double aspect

Shower room (2.9m<sup>2</sup>) with WC and shower room

Bedroom 4 (29.6m<sup>2</sup>) with a shower room (4m<sup>2</sup>) and a door to the secondary stair

Surface : 270 m<sup>2</sup>

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 m<sup>2</sup>

Terrace surface

25 m<sup>2</sup>

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](http://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

### **Común**

|                            |        |
|----------------------------|--------|
| Dormitorios:               | 4      |
| Baños:                     | 3      |
| Pies cuadrados terminados: | 270 m2 |

### **Room details**

|              |   |
|--------------|---|
| Total rooms: | 9 |
|--------------|---|

### **Lease terms**

Date Available:

### **Contact information**

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.414.691 |
|-----------|-------------|

