



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



Information de l'agent

Nom:	Sarah Day
Nom de compagnie:	Maisons et Manoirs
Pays:	France
Expérience since:	1994
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 365,000

Location

Pays:	France
Indicatif régional:	32170
Soumis:	26/11/2024

Description:

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

Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	270 m ²

Room details

Total rooms:	9
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.414.691
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