



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



Informazioni sull'Agente

Nome:	Sarah Day
Nome della ditta:	Maisons et Manoirs
Nazione:	France
Experience since:	1994
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (608) 891-279
Languages:	French
Sito web:	http://www.maisonsetmanoirs.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 365,000

Posizione

Nazione:	France
Cap:	32170
Pubblicato:	26/11/2024

Descrizione:

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

Comune

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	270 mq

Room details

Total rooms:	9
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.414.691
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