



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



### Emlakçı Bilgisi

İsim:	Sarah Day
Şirket Adı:	Maisons et Manoirs
Ülke:	France
Experience since:	1994
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (608) 891-279
Languages:	French
Web sitesi:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 365,000

### Konum

Ülke:	France
Posta kodu:	32170
Yayınlandı:	26.11.2024

### Açıklama:

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

## Genel Bilgiler

Yatak odası: 4  
Banyo: 3  
Bitmiş metrekare: 270 m2

## Room details

Total rooms: 9

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.414.691

