

**305 000 €**

**For sale house**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 22 m<sup>2</sup>**

**Surface of the land : 6500 m<sup>2</sup>**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : Rénové**

**Couverture : tiles**

**Features :**

double glazing, Cheminée, Laundry room, calm

4 bedroom

1 bathroom

2 showers

3 WC

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

31/10/2024 - Prix T.T.C



## House 742 Soulan

Located at the bottom of a small hamlet, Charming property with mountain views, suitable for a main residence project, rural tourism as well as for a small plant production project. This building comes with its own gîte and adjoining land of 6000 m<sup>2</sup>. The 190 m<sup>2</sup> house from the early 19th century is spread over three floors (including the attic which can be converted). It consists, on the ground floor, of a living room dining room, a separate kitchen, a laundry room and a toilet. The living room opens onto a spacious covered terrace of 45 m<sup>2</sup>. Upstairs there is a living room, a shower room (bathtub), a master suite, two spacious bedrooms, and a convertible mezzanine, all opening onto a balcony offering a magnificent view of the mountains. The house has a convertible attic space with a surface area of 45 m<sup>2</sup>. The latter is fully equipped with double glazing and has a wood stove. Adjoining the main house is a 34 m<sup>2</sup> gîte comprising a 16.60 m<sup>2</sup> living room/kitchen with fireplace, a bedroom and a shower room.

### Legal information

305 000 € fees included

5,17% VAT of fees paid by the buyer (290 000 € without fees), no current procedure,

