



## Detached house

NERIS LES BAINS (03)

**485 000 €\***

\* Agency fees to be paid by the seller



255 m<sup>2</sup>



10 pièce(s)



7 chambre(s)

## PROPERTY DESCRIPTION

NERIS LES BAINS (03), in the center of France, ideally located in this charming little spa town, this beautiful and authentic residence from the 1930s, hidden from view in its 3000m<sup>2</sup> park, has retained the charm of its time, combined with modern comfort. On the ground floor, the entrance leads to a large bright living room, a fitted kitchen, an office that can be used as a bedroom, as there is a bathroom with toilet. On the first floor, there are four beautiful bedrooms, a shower room, a bathroom, and a toilet. In the second, three other bedrooms, a kitchen, a bathroom, allow this accommodation to be rented to spa guests, or as a guest room. The owners have deliberately retained the typical materials of the 1930s: old-fashioned ceilings, fireplaces, oak parquet floors, wooden staircase, windows and double windows with small panes. The swimming pool, overlooking the entire city, encourages refreshing swims as soon as the nice weather arrives. Two basements, one with a garage, and a small gardener's house, complete this beautiful ensemble. The undeniable advantages of this property: 3000m<sup>2</sup> of land in the town center, a large swimming pool, a renovated roof, a garage. Do not hesitate to contact me for further information. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Brigitte SALLÉ**

**NERIS-LES-BAINS  
(03310)**

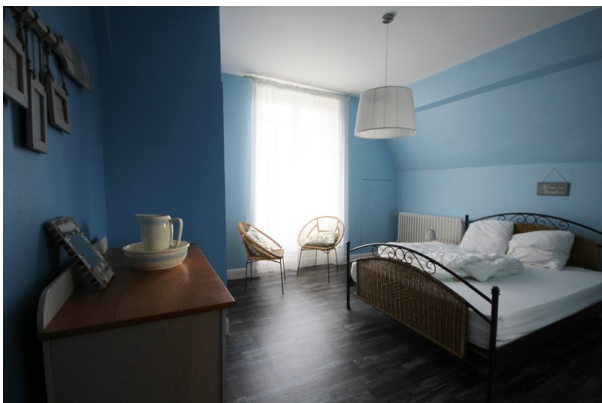
Agent

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MONTLUCON

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 810256

Property type ..... Detached house

Year of construction ..... 1930

Exposure ..... S-E

View ..... Vue dégagée, sur Jardin, sur Piscine, sur Ville

### SURFACES

Living space ..... 255 m²

Surface Carrez Law ..... 254 m²

Living room surface ..... 40 m²

Land surface ..... 3100 m²

### COMPOSITION

Number of rooms ..... 10

Number of bedrooms ..... 7

Number of bathrooms ..... 1

Toilets count ..... 5

Washrooms ..... 3

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 280

GES ..... 58

### APPENDIX

Parking ..... extérieur

Parking space ..... 10

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée

Swimming-pool ..... Yes

Intercom ..... Yes



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