



## Town house

MONTELIMAR (26)

**248 000 €\***

\* Agency fees to be paid by the seller



130 m<sup>2</sup>



6 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

Rare in Montélimar, prime location for this town house to refresh with more than 130M2 of living space with several outbuildings on land of approximately 800 M2. Close to the city, 5 minutes walk from the train station, shops, schools, high schools and all urban services. It currently consists of 5 bedrooms, 2 of which are on the ground floor, a living room and a large fitted kitchen opening onto a huge south-facing terrace not overlooked, all easily convertible to create a new bright living space and comfortable. The outbuildings (garages and shed) can be converted into a leisure room, a warehouse or workshop for artists and craftsmen. Completely enclosed, this wooded and flowered land benefits from a borehole and outdoor parking, possibility of acquiring on the same plot an independent villa made up of 4 independent accommodations partly rented for average income estimated at €16,000 which could possibly fill part of the ready. To visit without delay rare and sought-after product.

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!



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## LE BIEN EN IMAGES



## DETAILS

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 5

Toilets count ..... 2

Washrooms ..... 2

### GENERAL

Reference ..... 816493

Property type ..... Town house

### DPE/GES

DPE ..... 306

GES ..... 64

### SURFACES

Living space ..... 130 m²

Living room surface ..... 30 m²

### APPENDIX

Parking ..... extérieur

Parking space ..... 2

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée



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