



House

GLUIRAS (07)

430 000 €*

* Agency fees to be paid by the seller



290 m²



9 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

In the heart of ARDECHE, charming stone houses in an absolutely calm green setting with a simply magnificent view. In Ardèche, on the heights of St Sauveur de Montagut, commune of Gluiras, in the heart of the Monts d'Ardèche natural park, set of 2 stone houses dating from the 17th century offering a breathtaking view in a peaceful environment. The property consists of three dwellings divided into two independent houses. The 1st residential house includes: A perfectly habitable house without work: includes a kitchen open to the living room (approximately 45m²) and a magnificent double-opening fireplace, an office (or bedroom located just next to the main room), three bedrooms, a bathroom, 2 terraces and 4 cellars, as well as a cellar under the rock with a constant temperature all year round, ideal for a pantry or for aging wine. A workshop space with a door leading to the outside and also accessible from inside the main living area. In the same house, a large bright room with its private terrace, a large kitchen also with a terrace, 2 bedrooms, a bathroom and a toilet, and finally a very beautiful space of approximately 23m² with a sink and a toilet and a small terrace at the front. **** This part requires work **** The second house is also made of stone. It is an old barn, this house needs to be finished but the structural work is finished. Outdoor parking available that can easily park several cars. Individual heating with electric radiators and closed fireplace. Hot water supplied by an electric tank. The roof is in perfect condition, double-glazed joinery (except a few windows in the second part above the living area), cupboards, exposed beams, wooden and metal staircases, skylights, etc. the house is connected to non-collective sanitation that meets standards. In addition, the house is sold furnished, with antique and quality furniture that blends perfectly with this charming house. The house is served by a private road. A plot of land next to the house is suitable for swimming pools. A spring is located on the property. Regarding the areas, here they are in detail: - Total area: 340 m²; - Living space once finished: 290 m²; - Land area: 76,200 m². The land is made up of numerous terraces with dry stone walls built centuries ago, on its terraces many crops were grown there in the past because they benefit from plenty of sunshine and they are relatively flat. A beautiful tourist reception project could be born in this beautiful property, already a large residential house and another 2 accommodations to be exploited after work. We are between the Glueyre valley, the Eyrieux valley with its gentle route (the Dolce Via, ideal for practicing, walking, cycling, etc.) <https://www.dolce-via.com/Fr/>; The Glueyre, the Auzène, the Orsanne or the Eyrieux are magnificent rivers in equally magnificent valleys, beautiful rivers for swimming, fishing, relaxing and lounging like a legremis on its rock in these wild and preserved valleys. The property tax is €900. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Dominique DEJOURS

SAINT-SAUVEUR-DE-MONTAGUT (07190)

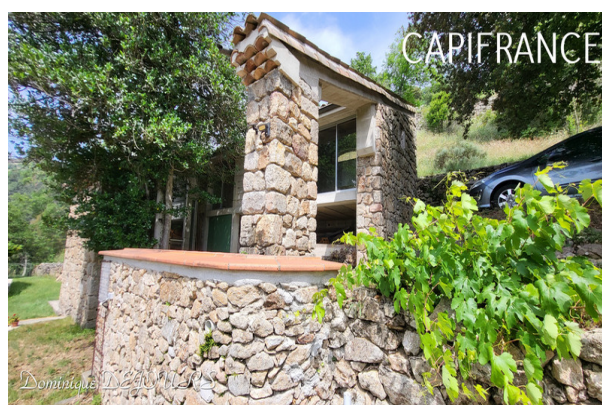
Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 818524

Property type House

Exposure South

View Vue dégagée, sur Forêt, sur Jardin, sur Montagne

SURFACES

Living space 290 m²

Living room surface 44 m²

Land surface 76200 m²

COMPOSITION

Number of rooms 9

Number of bedrooms 7

Number of bathrooms 2

Toilets count 3

DPE/GES

DPE 328

GES 10

APPENDIX

Parking extérieur

Parking space 4

Videophone Non

SERVICES

Heater électricité

Heater bois

Kitchen aménagée



CAPIFRANCE
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SAS au capital de 100.000 euros

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