



House

LE TEIL (07)

169 000 €*

* Agency fees to be paid by the seller



134 m²



7 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Ardèche in LE TEIL (07400). 10 mins from MONTEILMAR (Drome), 15 mins from the motorway interchanges. Benefiting from an ideal location, close to all amenities, buses, shops, public and private schools, this town house, from the 1900s built in clinker, over-cellars, offers an area of nearly 134 m² of living space and many outbuildings (cellars, large garage, loading dock, attic, terrace), with excellent potential for various occupations: - That of a family home with its 4 spacious bedrooms (2 on the ground floor - 2 on the 1st floor) with beautiful height under ceiling and fireplace for some - or that of a rental income with its 2 apartments already present: T1 in the DRC (nearly 30m² with 1 bedroom and living room kitchen) and T3 on the 1st floor (2 bedrooms) - or that of accommodation with the possibility of carrying out an activity as an entrepreneur or craftsman with the one-bedroom apartment on the ground floor and the dwelling upstairs, not to mention the adjoining garage of approx. 48 m² with loading dock which is an asset main feature of this house with the possibility of parking a large vehicle and storage equipment in complete safety The interior presents generous volumes with a high ceiling height (between 2.70 and more than 3m) and comprises as follows: - on the basement: 5 cellars, - on the ground floor: terrace, hallway, living room with kitchen lounge, shower room with WC and another separate WC close to access to the cellars - on the 1st floor, with access by interior concrete staircase, landing, hallway, kitchen adjoining living room which opens onto a room at the back, two spacious bedrooms, one with corner fireplace, shower room with WC, - on the 2nd floor floor with access by wooden staircase and hopper, convertible attic and exposed beams. An old town house, with character maintained over time and more particularly since 2020, with embellishment work on the facade Some refreshment work to be planned for more comfort (kitchen layout...) or for a sweet note with more recent decoration Benefits: an electric meter per accommodation, double glazing with shutters, gas central heating with hot water production and radiators. Revised roof. House connected to mains drainage House free of any occupants. Technical file being updated So don't miss this opportunity. Contact me now to schedule a visit. 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!



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Agent

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LE BIEN EN IMAGES



**SOUS OFFRE
D'ACHAT**



DETAILS

GENERAL

Reference 823675

Property type House

Year of construction 1900

Exposure N-W

View Vue dégagée, sur Ville

SURFACES

Living space 134 m²

Land surface 136 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 4

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 283

GES 62

APPENDIX

Parking garage

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle