



## Town house

CHABRELOCHE (63)

**150 000 €\***

\* Agency fees to be paid by the seller



352 m<sup>2</sup>



12 pièce(s)



9 chambre(s)

## PROPERTY DESCRIPTION

Séverine Brebion exclusively offers you this old hotel located in the heart of the village of Chabreloche. Ideally located along the main road, this beautiful building dating from 1950 was always operated as a hotel until 2020. Following the COVID crisis, the owners then turned to other projects. The people of Chabreloche benefit from numerous services and shops (two bakeries, a butcher's shop, a newsagent, a pharmacy, a health center, a restaurant, etc.) but hope to see the doors of this establishment reopen very soon. It offers on the ground floor a large reception room (over 80 m<sup>2</sup>) with its bar. A kitchen with its sink area will need to be refreshed, but its advantage is having a direct exit onto the terrace. A WC, a laundry room and a reception hall for residents complete this ground floor. On the first level, there is an apartment with two bedrooms, a living room with open kitchen, a bathroom and a toilet. A first bedroom with its bathroom is also on this floor. On the second level, there are 6 bedrooms. Two of them are double rooms with their private bathroom. Two others also have a private bathroom and can become family rooms thanks to a door connecting them to the last two bedrooms equipped with two single beds and a water point. On the landing, a bathroom and a WC are present. Outside, a beautiful, quiet courtyard allows for private parking and to enjoy the sun sheltered from the two covered terraces. Technical side: house connected to mains drainage, recent oil boiler, recent windows with double glazing and roller shutters, roof in good condition, electricity redone in 2004. This beautiful building deserves to be revived and is missed by the people of Chabreloche. So if this beautiful project appeals to you, do not hesitate to contact me for more information. Find the entire photo report on the Capifrance website.

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](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!



**Séverine BREBION**

**CHABRELOCHE (63250)**

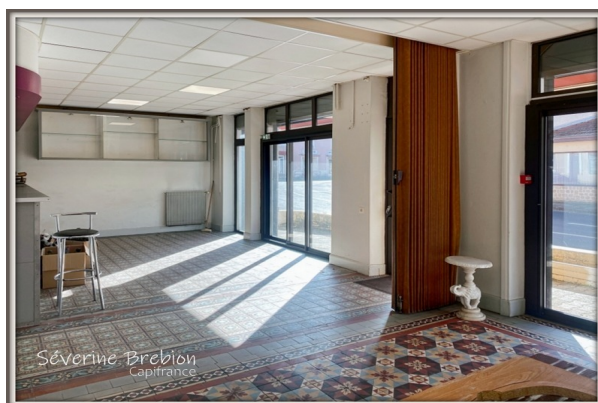
Agent

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Courts service city :  
CLERMONT FERRAND

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 832130

Property type ..... Town house

Year of construction ..... 1950

Exposure ..... TRAVERSANT N-S

### SURFACES

Living space ..... 352 m²

Living room surface ..... 84 m²

Land surface ..... 588 m²

### COMPOSITION

Number of rooms ..... 12

Number of bedrooms ..... 9

Number of bathrooms ..... 1

Toilets count ..... 8

Washrooms ..... 6

Terrace ..... 1

### DPE/GES

DPE ..... 199

GES ..... 61

### APPENDIX

Parking ..... extérieur

Parking space ..... 3

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée