



## House

MONTELIMAR (26)

**315 000 €\***

\* Agency fees to be paid by the seller



135 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

MONTELMAR, town in the South East of France, with nearly 40,000 inhabitants in Drôme between Valence and Avignon, 1h30 from Marseille and Lyon, 45 minutes from Valence and its TGV station, and a few hundred meters from the center town of Montélimar and all amenities, beautiful bourgeois house from the 1930s with preserved character, raised on 2 levels, approximately 135m<sup>2</sup> of living space with convertible attic, built on 1111 m<sup>2</sup> of land planted with shrubs, jasmine, wisteria, vines, fruit trees, and enclosed by surrounding walls. Located 5 minutes from the station, allowing a life where you can do everything on foot, a stone's throw from all amenities, buses, shops, elementary schools in the immediate vicinity, middle school, high school, this property of character, with volumes generous, offers several possibilities: - That of a large family house with its 4 bedrooms - or that of a rental income with the development, via some work, of 2 or 3 accommodations (large T2 or other) - or that of accommodation with the possibility of carrying out a commercial or liberal activity while respecting all the requirements linked to the area. The interior has generous volumes with a high ceiling (more than 3m upstairs) with moldings and includes as follows: - on the ground floor entrance, boiler room, laundry room, hallway, pantry, living room opening onto terrace and opening onto fitted kitchen, another terrace, and separate WC - on the 1st floor, with access by internal and external staircase (sheltered stoop), landing, hallway, four spacious bedrooms with moldings, one with shower room, bathroom and separate WC - on the 2nd floor under the attic with good height and exposed beams, beautiful room with access via internal staircase A maintained property over time and more particularly since 2019, with refreshment and beautification work Revised roof, Refurbishment of plumbing and replacement extension of the electrical panel with change of a few sockets in 2016, change of access doors, addition sliding door, drilling with two 1000l tanks, restoration of watering, joinery in good condition with period and recent double glazing, change of boiler for gas central heating, water softener, alarm etc... Gate and electric gate with parking for several vehicles in the garden. Rather rare product in this sector, due to the building and surface area of the land above 1100 m<sup>2</sup> and the busy road which allows direct access to the property for a professional activity A house free of any occupation Contact me quickly on 06 08 52 93 32 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!



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Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 844108

Property type ..... House

Year of construction ..... 1928

View ..... Vue dégagée, sur Jardin, sur Toits

### SURFACES

Living space ..... 135 m²

Living room surface ..... 36 m²

Land surface ..... 1111 m²

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 271

GES ..... 59

### APPENDIX

Parking ..... couvert

Parking space ..... 4

Garage ..... 1

Videophone ..... Oui

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée