



Property

ELOISE (01)

505 000 €*

* Agency fees to be paid by the seller



180 m²



6 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

HAUTE-SAVOIE (74) - ELOISE - 6-room property of 530 m² - Land 1765 m²

Located in an enchanting setting, this property offers a generous total surface area of 530 m², nestled on a vast plot of 1765 m².

With 180 m² of living space already fitted out and an additional 350 m² to rehabilitate, this residence presents unrivaled potential to realize your renovation and expansion projects.

The main living room, with an area of 74 m², welcomes you with warmth and friendliness, offering a spacious space for entertaining and relaxing. The 31 m² equipped kitchen offers an ideal setting for creating delicious meals with family or friends.

For moments of rest, the property has 3 large bedrooms of 21 m², 22 m² and 14 m².

One of these bedrooms offers a 6 m² attic equipped with water inlet and outlet and electricity, currently used as storage space, but can be transformed according to your needs.

The non-habitable part of 350 m², to be renovated, offers a blank canvas for your boundless imagination. Whether you are planning to create a gîte, welcoming guest rooms or any other tailor-made space, this area offers you the freedom to realize your most ambitious dreams.

This property represents much more than just a house; it is an exceptional opportunity to invest in a personalized life project, surrounded by nature while being close to amenities (schools, highway, shops, train station, etc.) Don't miss this unique chance to shape your own oasis of comfort and tranquility.

Contact me today to discover this hidden gem and start planning your future in this enchanting location.

Les honoraires sont à la charge du vendeur.

Logement à consommation énergétique excessive : classe F

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!



Audrey QUEL

**BELLEGARDE-SUR-
VALSERINE (01200)**

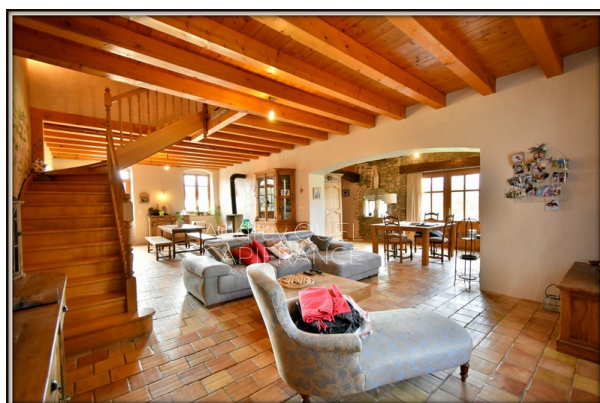
Agent

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Courts service city :
BOURG EN BRESSE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848382

Property type Property

Year of construction 1850

View Vue dégagée

SURFACES

Living space 180 m²

Living room surface 74 m²

Land surface 1765 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 3

Toilets count 1

Washrooms 1

Terrace 1

DPE/GES

DPE 408

GES 12

APPENDIX

Parking extérieur

Parking space 4

Garage 1

Videophone Non

SERVICES

Heater bois

Kitchen équipée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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