



House

MONTBRISON (42)

465 000 €*

* Agency fees to be paid by the seller



317 m²



9 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Real estate complex comprising a house of 199 m² as well as an independent professional part of 118 m². IN THE HEART OF A HAMLET OF A SMALL QUIET VILLAGE, Just 20 minutes from Montbrison, 1 hour from LYON and CLERMONT-FERRAND and 5 minutes from all amenities, Come change your life and reconcile professional and family life with this tenement real estate composed of a residential part and a professional part. Its layout is as follows: A traditional house with authentic charm of 199 m² outside Carrez law on 3 levels completely renovated in 2007 including on the ground floor, a laundry room, a kitchen giving access to a large living room/living room which invites you to conviviality as well as a bathroom with toilet. On the first level, a landing will serve 2 rooms which will have the function you want as well as 2 bedrooms. On the second level, the attic will offer you a superb master suite of 35 m² with dressing room and toilet. The connection between the residential and professional part of this atypical property will be via a magnificent covered terrace. You will already benefit from a B&B rental activity with reservations for the year. Two professional spaces with a waiting room and professional spa for one of them will complete this set. A garage, parking and several outbuildings will give you the opportunity to develop your professional activity. On the exterior side, the quality of life will be there with these amenities, these numerous trees and plants. A detached plot of land of 348 m² with water point will allow you to accommodate animals or create a vegetable garden. Roofs, facades and zincwork from 2020. Wood, electric heating and reversible heat pump. VERY RARE!!! I remain at your disposal.

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!



Gaëtan BLANCHARD

SAINT-BONNET-LE-COURREAU (42940)

Agent

RSAC : 842 123 549 00011

Courts service city : SAINT ETIENNE

(+33)6 86 38 44 94

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 851068
Property type House
Year of construction 1900

SURFACES

Living space 317 m²
Land surface 2056 m²

COMPOSITION

Number of rooms 9
Number of bedrooms 4
Number of bathrooms 3
Toilets count 4

DPE/GES

DPE 245
GES 8

APPENDIX

Parking extérieur
Parking space 4
Garage 1
Videophone Non

SERVICES

Heater électricité
Heater pompe à chaleur
Heater bois
Kitchen équipée