



House

PORT (01)

370 000 €*

* Agency fees to be paid by the seller



224 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

I offer you this exceptional real estate complex in the town of Port (01460), a stone's throw from Lake Nantua. A beautiful village house on 3 levels with a surface area of 170 m², completely renovated in 2023 (insulation, windows, sanitary facilities, interior layout, etc.). On the ground floor, a very beautiful kitchen/living room of 34.23m², a living room of 21 m² open to the entrance, separate WC. On the 1st floor, 2 bedrooms and a large bathroom with disproportionate surfaces, up to more than 30m². The bathroom has a corner bathtub, double sinks, Italian shower, WC, on an area of 15m². On the 2nd floor, a last bedroom of 27 m² with its bathroom and dressing room. Convertible attic spaces will allow you to create 2 additional bedrooms with bathroom and WC if you wish. A completely new apartment, type 2 of 51m², has been created for rental. It is now rented for 80 euros/night. Convertible attics, with a surface area of 161 m², can still allow your ideas and projects to come true. A commercial premises of 54 m² is present under this apartment. It is rented for 650 euros/month. This house has a pretty courtyard, a large garage of 55m², an old stable and an old bread oven. Terraced on 2 sides, this house is cut out of an old farmhouse. Its quality renovation and its joint ownership make it an energy-efficient house. You will have understood that I am not presenting a house to you but a real project. I remain at your disposal to present it to you and organize a visit. Do not hesitate to contact me on 06 71 10 72 56 Fees are the responsibility of the seller.

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 851970

Property type House

Year of construction 1900

Exposure TRAVERSANT E-W

View Aucune vue

SURFACES

Living space 224 m²

Living room surface 34 m²

Land surface 372 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 4

Number of bathrooms 1

Toilets count 5

Washrooms 2

DPE/GES

DPE 165

GES 5

APPENDIX

Parking garage

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater électricité

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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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