



Property

SAALES (67)

256 000 €*

* Agency fees to be paid by the seller



170 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

near SAALES, property with CHALET T5 duplex (SH approx 80 m²) built in 2006 entirely in agglomeration (exterior insulation + wood cladding) + FESTIVAL ROOM on one level (surface area approx 80 m²) with sanitary facilities and kitchen area on LAND 'approximately 1 HECTARE (10,000 m²) with NATURAL SWIMMING POOL (POND with 600 m² water surface) Treat yourself to a corner of paradise, surrounded by nature (no neighbors) close to Saales Ideal wellness activity, breeding or group accommodation . This rare property offers you well-being and tranquility on land of approximately 1 hectare (10,000 m²) with a magnificent pond of 600 m² of water surface, ideal for fish farming. The 4-room duplex chalet, built in 2006 entirely in chipboard and wooden cladding, with an area of approximately 80 m², offers you all the necessary comfort. The chalet consists of a living/dining room with a kitchenette, as well as 3 beautiful bedrooms, a bathroom and toilets. This property (GITE DE GROUPE) currently rents for 350 EUR per weekend and 600 EUR per week, making it an excellent rental investment. In addition to the chalet, the property includes a very large single-storey party room with toilets (ideal for parties, weddings, works councils, fishing competitions, etc.) which could become, if you wish, , a ONE-STORY APARTMENT with large bay windows overlooking NATURE and also a fully equipped mobile home (free). You can also benefit from a large car park that can accommodate a large number of vehicles Located on the Saales axis at 7 km and Saint-Dié at around 15 minutes, this property is close to Gerardmer (approx. 40 km), Sélestat approx. 28 km and Colmar (approximately 45 km). Don't miss this rare opportunity to own a corner of paradise for nature and fishing lovers. DPE: D / GES: B I am also at your disposal for any financing study of your project (free study) - For example, over a period of 20 years, the loan repayment would be around 1280 Eur /month Contact: karine.farigu@capifrance.fr WhatsApp n. 00 33 6 83 32 87 48 Tel. not. 06 700 900 10 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.

** 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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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 852137

Property type Property

SURFACES

Living space 170 m²

Land surface 10000 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Washrooms 2

Terrace 1

APPENDIX

Parking extérieur

Parking space 50

Videophone Non

SERVICES

Kitchen aménagée



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