

450 000 €

Buying house

8 rooms

Surface : 178 m²

Surface of the living : 30 m²

Surface of the land : 2587 m²

Year of construction : 1970

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : to renovate

External condition : good

Couverture : tiles

Features :

Deux garages, Magnifique vue dégagée et dominant, Ravalement effectué, Deux garages, Beaucoup de potentiel, double glazing, Possibilité de créer plusieurs logements, CU actuellement opérationnel, Terrain constructible, calm

6 bedroom

1 terrace

2 bathrooms

2 WC

2 garage

5 parkings

Legal information

2 cellars €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 438 Gap

GAP-ROMETTE: Exclusively La Loge Immobilière is pleased to present this house situated in a commanding position, offering unobstructed views of the surroundings and mountains, in a calm and open environment. Built on a generous plot of 2,587 m², it stands out for its genuine potential for development, enhanced by an already approved operational urban planning certificate, allowing the construction of new buildings on the land. A rare opportunity for a family, heritage, or investment project. The house offers 178 m² of living space spread over 8 rooms, and currently consists of two independent units: a 5-room apartment of 104 m² and a 3-room apartment of 74 m². This layout provides great flexibility, ideal for hosting a multigenerational family, for a rental project, or even for merging the spaces to create a large family home. Built in 1970, the house requires renovation, allowing for a tailored enhancement project. External insulation on the...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 8710 and 11870 € (reference year 2021,2022,2023)
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