

213 000 €

**Buying maison de village**

**6 rooms**

**Surface : 173 m²**

**Surface of the living : 17 m²**

**Surface of the land : 101 m²**

**Year of construction : 1850**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Terrasse avec vue dégagée, Isolation toiture récente, Toiture révisée, Cadre campagne, double glazing, Possibilité deux logements, Grandes caves, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

3 cellars

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

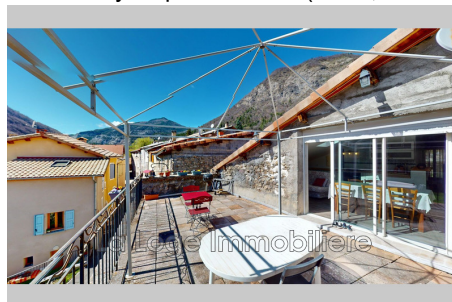
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19/05/2024 - Prix T.T.C



## Maison de village 279 Gigors

Gigors: Exclusively La Loge Immobilier invites you to discover this charming, completely renovated village house on the border of the Hautes-Alpes and the Alpes-de-Haute-Provence in the heart of a valley offering a multitude of outdoor activities: hiking, mountain biking, horse riding and just 10 kilometers from the renowned via ferrata La Grande Fistoire as well as the 3 lakes leisure center offering a wide range of entertainment (karting, wakeboarding, paintball, etc.). This semi-detached village house on one side only benefits from pleasant light thanks to its double south and west exposure. The configuration of this house of approximately 174 m² spread over three levels offers you the possibility of occupying it in its entirety or dividing it into two accommodations according to your needs when you wish to generate rental income or to comfortably accommodate your guests brand ! On one level, you will discover a bright living room extended by a spacious equipped kitchen, a first bedroom of 20 m² and the second in a row of 12 m², a bathroom and separate WC. On the lower level, a spacious and bright vaulted room of approximately 20 m² with direct access to the outside will offer you several layout possibilities (office, bedroom, second living room). On the top level



house for you which we can send to you on request.

Fees and charges :

La Loge Immobilière - 6 boulevard Général Charles de Gaulle, 05000 Gap

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