

257 000 €

Buying house

8 rooms

Surface : 115 m²

Surface of the living : 50 m²

Surface of the land : 812 m²

View : Campagne

Hot water : Gaz

Inner condition : to renovate

External condition : to renovate

Couverture : tiles

Features :

Fort potentiel après rénovation, Idéal projet gîte, Structure saine, Ancienne grange rénovée, Jardin arboré, Combles aménagés, Garage, calm

5 bedroom

2 bathrooms

3 WC

1 garage

Legal information

257 000 € fees included

7,08% VAT of fees paid by the buyer (240 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House La Roche-des-Arnauds

La Loge Immobilière invites you to discover a rare real estate opportunity for sale in La Roche-des-Arnauds, featuring two independent houses built on a plot of 812 m². A charming place, perfect for a family project, a rental investment, or the creation of a guesthouse! The first house, formerly the train station café, built before 1950, offers 101 m² of living space plus a basement of about 50 m². A true blank canvas to redesign according to your desires, it will appeal to renovation enthusiasts and lovers of authenticity. The ground floor includes the entrance, living room, kitchen with pantry, one bedroom, and separate WC. Upstairs, the sleeping area consists of four bedrooms, two of which are en suite, as well as a bathroom and separate WC. A thoughtful renovation will unlock the full potential of this charming old house. The second house, a former barn renovated in the 1970s, has a total area of 115 m² thanks to its converted attic. The...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
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