

**493 000 €**

**For sale farm**

**7 rooms**

**Surface : 260 m<sup>2</sup>**

**Surface of the living : 41 m<sup>2</sup>**

**Surface of the land : 8000 m<sup>2</sup>**

**Year of construction : 1800**

**Exposition : Sud est**

**View : Campagne**

**Hot water : Individuel**

**Inner condition : good**

**Features :**

pool, Transportation: No, Garage area: 63, indoor swimming pool, Pool detail: 9/4.5, Swimming pool nature: TRADITIONAL, Double-vitrage, Water distribution: INDIVIDUAL, Water Energy: OTHER

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : B**

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

Document non contractuel

19/09/2024 - Prix T.T.C



### Farm Saint-Lon-les-Mines

Saint-Lon-Les-Mines, lovers of the old will be delighted and under the spell of this stone building from the 1800s renovated in 1997, which will offer you its spacious living space and all its potential to satisfy your desires. At your disposal: Ground floor: 70 m<sup>2</sup> of living space including living room with insert fireplace and fitted kitchen with dining area, pantry, office, 4 bedrooms with cupboards, full bathroom, shower room, large hallway with cupboards, 2 separate toilets. FLOOR: 1 bedroom and spacious mezzanine. Heating by heat pump + thermodynamic tank. Independent garage of 63 m<sup>2</sup> in metal frame and sheets. Traditional swimming pool with 9/4.5 liner with dome + a pool house including American kitchen with dining area, bathroom with toilet and technical room. Photovoltaic panels with resale contract on the home and the garage (annual report around €6,000 for the 2 contracts). Individual sanitation. DPE: B. Partly enclosed and wooded land of approximately 8000 m<sup>2</sup> (cutting and demarcation in progress). Information on the risks to which the property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) Agency fees are the responsibility of the seller.

#### Legal information

