

160 500 €

Contact agency
Agence Charvy Bonneau

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For sale property

3 rooms

Surface : 134 m²

Surface of the living : 35 m²

Surface of the land : 5482 m²

Exposition : Sud ouest

View : Montagne

Hot water : Electrique

Inner condition : GOOD

External condition : a refresh

Couverture : slate

Features :

double glazing, fireplace, CALM

2 bedroom

1 shower

2 WC

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel

07/05/2024 - Prix T.T.C



Property 731 Ustou

PROPERTY IN THE USTOU VALLEY House with attached barn and non-adjointing outbuildings on land of 5,482 m². House with 134 m² of living space, double glazing on the ground floor, single glazing upstairs, insert heating in the living room and electric convectors. Ground floor: entrance hall, entrance with storage, living room of approximately 35 m² with fireplace (insert), independent fitted kitchen with adjoining pantry, toilet. FLOOR: landing, two bedrooms, dressing room, bathroom/toilet. ATTIC: convertible. The house is habitable but requires roofing work (we will have a quote made as quickly as possible) and structural treatment. Individual sanitation (pending completion of the diagnosis). Adjoining barn of approximately 52 m² on two levels, in its raw state. Plan a roof repair (quote as for house) Detached barn of approximately 25 m² on two levels. Shed of approximately 10 m² close to the house, carport. Flat land around the house then sloping, access all year round by car, South-West exposure, ski resort about 30 minutes away, close to the Cagateille cirque, clear view of the mountains. Detached barn in the red zone of the risk prevention plan (no conversion into a home possible), attached barn partially in the red zone and partially in the blue zone, house in the blue zone.

Fees and charges :

160 500 € agency fees 6,54% à the responsibility of the buyer included

