

**128 000 €**

**Contact agency**

**Sylvain Immobilier**

1 bis place de la halle

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**For sale house**

**4 rooms**

**Surface : 117 m²**

**Surface of the living : 23 m²**

**Surface of the land : 740 m²**

**Features :**

fireplace

3 bedroom

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel

14/06/2025 - Prix T.T.C



### House O062 Haute-Epine

**EXCLUSIVE – CHARACTER HOUSE IN HAUTE-ÉPINE – 117 m² LIVING SPACE – ENCLOSED LAND OF 740 m²** Are you dreaming of a cozy, old half-timbered house? Look no further! Located in the peaceful village of Haute-Épine (60), this old residential house awaits you. From the entrance, you will be seduced by the possibilities it offers: a kitchen with insert fireplace, a bright living room, bathroom and shower, separate WC and a bedroom on one level. Upstairs, the landing leads to a spacious master suite with its private shower and WC, a second comfortable bedroom as well as an attic offering great potential for additional development according to your needs (bedroom, office, games room, etc.). The pros: Living area of 117 m² Enclosed garden of 740 m² with entrance under porch Lean-to garage + outbuilding with attic Collective sanitation (mains drainage) House which has already undergone interior restoration to be completed. Work to be planned: roof to be redone as a priority. A rare property at this price! With its spaciousness, charm, and numerous development possibilities, this house is a real opportunity not to be missed. Don't delay! Contact us to arrange an exclusive visit.

**Fees and charges :**

**128 000 € fees included**

