

**Price on request**

**Contact agency**

**Agence BBii**

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**For sale maison d'hôtes**

**6 rooms**

**Surface : 173 m²**

**Surface of the land : 5212 m²**

**View :** Panorama urbain

**Hot water :** Electrique

**Inner condition :** excellent

**External condition :** exceptional

**Couverture :** tiling

**Features :**

POOL, Bedroom on ground floor, CALM

3 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

**Energy class (dpe) :** D

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

Document non contractuel

11/08/2025 - Prix T.T.C



### Maison d'hôtes 8911 Neulise

**PRICE DROP** – Large property of approximately 170 m² on over 5,200 m² of land – Saint-Priest-la-Roche 20 minutes from Roanne – Loire, Saône-et-Loire, Rhône sector Discover this charming property located in a calm and bucolic setting, offering great potential for housing and additional activities, with numerous outbuildings. The main residence ° Large entrance hall leading to a living room and a bright dining room with access to the terrace ° Fully fitted and equipped kitchen ° A bedroom on the ground floor with adjoining bathroom ° Upstairs: two beautiful bedrooms with exposed beams, a large dressing room and a renovated bathroom with shower The cottage ° Living room open to kitchen area ° Bathroom ° Sleeping area upstairs Outbuildings and equipment ° Massage room that can be converted into a second gîte ° Large stone building with gym, sauna and 8-person jacuzzi ° Outdoor terrace with above-ground pool overlooking a landscaped garden and stunning views Comfort & techniques ° Heating by pellet stove and electric inertia radiators ° 10 photovoltaic panels installed for self-consumption and resale of surplus ° Sanitation by micro-station to standards ° DPE: D / E This property, combining charm, generous living spaces and well-designed amenities, will be perfectly suited to a family, a rental project or a wellness activity. Price: €399,000 (fees payable by the seller) Our calendar is online! Easily book your next appointment: <https://calendar.app.google/tR1LamemoMB7wCk0Lonierra-Morino>

