

## Price on request

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale house

6 rooms

Surface : 158 m²

Surface of the living : 22 m²

Surface of the land : 1709 m²

Year of construction : 1730

View : Campagne

Hot water : Electrique

External condition : GOOD

Couverture : tiling

Features :

Kitchen garden, CALM, Jeux d'enfants

3 bedroom

1 bathroom

2 WC

2 garage

2 cellars

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

03/09/2025 - Prix T.T.C



## House 8964 Saint-Denis-de-Cabanne

New BBii – House with outbuildings of approximately 158 m², on more than 1700 m² of land – Saint Denis de Cabanne Loire, Saône-et-Loire, Rhône sectors. Located in the heart of a peaceful village just 5 minutes from Charlieu, this beautiful old character house offers 158 m² of living space spread over two levels. You will be charmed by its authentic features: exposed beams, stone walls, lime plaster. It includes a large living room, a separate lounge and an independent kitchen, Upstairs, 3 bedrooms, a bathroom, as well as an office and a mezzanine converted into a gym. The house opens onto a 1700 m² wooded garden, ideal for enjoying the beautiful days with a play area, a vegetable garden and a fruit park. A lean-to and a garage complete the property. A 40m² outbuilding, with utilities, will give free rein to your imagination. Some renovation work is required to reveal the full potential of this building with its undeniable charm. The strong points : Absolute calm Heating by pellet boiler and wood stove Solar panels DPE D / B Sanitation by micro station A visit is a must! You can now click on the link below to access my calendar: <https://calendar.app.google/2cMB3GiPt55LeZVK6> Price: €249,000 (fees included, payable by the seller) Sophie VOLLIN Negotiator 06 72 73 02 76 SIRET: 908 324 767

Fees and charges :

