

## 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**

**7 rooms**

**Surface : 185 m²**

**Surface of the living : 21 m²**

**Surface of the land : 3613 m²**

**Year of construction : 1883**

**Exposition : Sud ouest**

**Hot water : Solaire**

**Couverture : tiling**

**Features :**

electric shutters, Kitchen garden, Bedroom on ground floor, CALM

4 bedroom

1 shower

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

25/09/2025 - Prix T.T.C



## House 8912 Montagny

BBii, Loire Sector, Saône-et-Loire, Rhône presents to you: Stone house in the heart of the countryside Discover this beautiful stone house of approximately 185 m² on a 3,600 m² plot, located in the town of Montagny, just 20 minutes from Roanne. A charming 185 m² house: Prime location at the end of a dead-end road, surrounded by countryside for complete peace and quiet Bright veranda used as a dining room, overlooking the inner courtyard Separate fitted and equipped kitchen 4 spacious bedrooms, including 2 on the ground floor Renovated bathroom blending modernity and comfort Additional features: Convertible attic with PVC windows, offering potential for expansion Outbuildings: A large barn of approximately 300 m², a boiler room, and a vaulted cellar underground, ideal for storage or conversion projects Landscaped garden at the back of the house, with a vegetable garden area and a well for irrigation Comfort and modern amenities: Heating: Wood boiler, buffer tank, and heat pump for optimal comfort and controlled energy consumption Sanitation: Recent phytosanitary installation (2023) Roofing: Renovated in 2005 and 2017 Solar panels for self-consumption and resale, an eco-friendly and economical choice Enjoy a peaceful living environment while being close to Roanne for your daily activities. This house offers great potential for customization and an exceptional quality of life. Energy Performance Certificate: D / B Please feel free to contact us to receive a virtual tour of the property Price: 6240 000 / fees

