

## Price on request

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

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**For sale mansion**

**4 rooms**

**Surface : 110 m²**

**Surface of the living : 35 m²**

**Surface of the land : 1800 m²**

**Year of construction : 1975**

**Exposition : Sud est**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : exceptional**

**Features :**

Bedroom on ground floor

5 bedroom

1 terrace

1 bathroom

2 showers

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

27/07/2025 - Prix T.T.C



## Mansion 8954 Charlieu

BBii EXCLUSIVE – Country house 5 km from Charlieu The BBii Agency offers you this charming, atypical house of 110 m², located in a quiet area, just 5 km from Charlieu , in a bucolic setting. Located on a wooded plot of 1,800 m² , this house has a beautiful open view facing south and offers numerous development possibilities . Configuration on two independent levels: On the ground floor : a large basement of 100 m² including a garage . Main floor (level access): - A spacious living room of 35 m² bathed in light; - A fully equipped kitchen ; - 3 bedrooms ; - A bathroom with shower and bathtub ; - A separate toilet ; - A storage room . The whole is completed by electric shutters and a large south-facing balcony , offering a breathtaking view of the surrounding countryside . Bonus : the convertible attic space with a surface area of approximately 110 m² will allow you to give free rein to your projects (additional bedrooms, office, games room, etc.). Comfort : - Heating : fireplace + electric radiators - Quality joinery Location : Mars , 10 minutes from class and 25 minutes from Roanne Price: €200,000 (fees payable by the seller) Make an appointment for a visit now: Contact : Lapierre Marine, Negotiator 06 59 32 84 84 SIRET: 953 165 396 00011 Fees and charges :

