

490 000 €

**Contact agency**

**La clé du Bonheur Immobilier**

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**For sale maison d'hôtes**

**5 rooms**

**Surface : 298 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Surface of the land : 24726 m<sup>2</sup>**

**Year of construction : 1890**

**Exposition : Sud**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

fireplace, double glazing, CALM

1 terrace

1 bathroom

1 shower

3 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel



**Maison d'hôtes 1180AA Simiane-la-Rotonde**

I am delighted to present this magnificent property built on a plot of 24,726 m<sup>2</sup> located in the town of Simiane-La-Rotonde 04 150. This property has many advantages such as the possibility of being transformed into guest rooms, a gîte or into several properties which could be sold separately before renovation work or after work. A part of an area of approximately 50 m<sup>2</sup> was already exploited in lodging. It is composed of a living room/dining room/open kitchen, a bedroom and a shower room/wc. On the ground floor of the main house, you will find a laboratory and a shop area. Thus, you can give free rein to your imagination in gourmet creations and the shop area will allow you to receive your customers directly on site. If you wish, you can create additional accommodation with an area of approximately 100 m<sup>2</sup> of floor space (high ceilings, a floor can be created which would double the living area), so you can receive your friends, travelers, your family and even create a home for your parents. They will be close to you but each will have its dependence including for the ground. Two of the lots could be sold separately as they are outside the main property. A land with its cadastral ruin and a piece of forest located further on the neighboring hill. Nature lovers will be conquered by this magnificent environment. The property also has several water wells, including a small pond, it is a paradise for bio-diversity. Although the property requires works to be rehabilitated, it is an excellent opportunity for those

For details, do not hesitate to contact me. It has been difficult for me to describe everything on any trip. "Information on the risks to be taken on the Georisks website.

Phone: 871V617M Contact: The Key to Real Estate  
JARDIN Joan commercial agent at RSAC  
0808.



Fees and charges :

490 000 € fees included