

Price on request

Contact agency

La Loge Immobilière

6 boulevard Général Charles de Gaulle

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For sale house

10 rooms

Surface : 6360 m²

Surface of the living : 70 m²

Surface of the land : 245 m²

Year of construction : 1832

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : renovated

Couverture : tiling

Features :

Piscine / Boulodrome, solar, summer kitchen, fireplace, Carrière en sable gris, double glazing, Automatic Watering, Laundry room, Fibre, CALM

6 bedroom

1 bathroom

6 showers

4 WC

2 garage

4 parkings

2 cellars

Document non contractuel

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



House Manteyer

Just 15 minutes from the town of Gap, La Loge Immobilière is delighted to present for sale this magnificent building dating back to 1832, beautifully renovated with great taste, combining the charm of the old with the comforts of modern living, set on a fenced plot of 6,300 m². The main house has been designed to accommodate a large family, featuring a spacious and bright living area with a large custom-fitted kitchen open to the dining room and living room, where numerous windows let in natural light beneath a high ceiling. Upstairs, a large room is currently used as a playroom for the children. In the sleeping area, there are four generous bedrooms, each with its own private bathroom and storage, including a master suite with a large walk-in closet. You will also find a bathroom as well as a separate toilet. The property includes a large, well-exposed summer kitchen, fully equipped to enjoy long summer days, along with two independent one-bedroom apartments, perfect for holiday rentals or guest rooms. Each apartment features a living area with a fitted kitchen, a bedroom, and a bathroom (one of them with a separate toilet). Thanks to its many features and privileged location, this house offers an exceptional living environment with the possibility to combine comfort and hospitality business. These activities can be developed to provide year-round income. For your utmost comfort, you can enjoy a heated saltwater pool with solar panels and its summer lounge, offering breathtaking



point provides variable self-sufficiency. A bicycle storage room, a cellar, and a gardening area complete the amenities. This rare property combines authenticity, comfort, and modernity in a privileged setting. An exceptional asset, ideal for a large family or a tourism project in the heart of the Hautes-Alpes. The area is renowned for outdoor activities such as skiing, hiking, and mountain biking. This home is located near the Céüse mountain, world-famous for its climbing site. Don't

wait to visit this peaceful retreat set on over 6,000 m² of land, offering spacious volumes, four suites, two independent apartments, as well as rare features: heated pool, photovoltaic carport, equestrian arena, and 360° mountain views! **UNIQUE!**

Fees and charges :