

1 199 000 €

Contact agency

ABTM Immobilier

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For sale house

Surface : 340 m²

Year of construction : 1989

Exposition : Est

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : renovated

Couverture : Tuiles sur PST

Features :

GARAGE, GYM, TERRACE, POOL,

Bedroom on ground floor, double glazing,

Cuisine d'été avec four à pizza, Laundry

room, CALM

7 bedroom

1 terrace

2 bathrooms

3 showers

3 WC

1 garage

5 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

03/05/2025 - Prix T.T.C



House 111 Le Broc

Beautiful traditional house with adjacent building plot Ideally located in Broc, combining tranquility and proximity to amenities. We offer for sale a beautiful traditional house sitting on its 1200m² plot of land as well as a detached 1107m² building plot with a swimming pool already built. Description of the house: The house is located on a terraced plot. This property offers access to the garden from each level. It consists of two dwellings, perfect for a family and for a rental project. The main accommodation is made up on the first level of 4 bedrooms including a master suite with its adjoining bathroom and another which can be used as an office. Also, an additional bathroom and a separate water closet will be accessible from the corridor leading to all of these rooms. In addition, you will have a living area composed of a beautiful kitchen semi-open to the living room thanks to a serving hatch area, thus creating a friendly and bright environment. A living room opening onto a large terrace; ideal for your outdoor meals or for relaxing with the family. On the second level you will enjoy a gym or cinema room (depending on your use), a large library lounge, a guest bedroom, a bathroom as well as plenty of storage space with a pantry, a cellar and cupboard spaces. The house also has a second accommodation, ideal for short or long term rental with an attractive financial return. This accommodation is composed of an American kitchen, a living room with access to the garden, a lounge area, 2 bedrooms as well as a bathroom



as the R1202. You will also enjoy walks around Lac du Broc where you can spend pleasant moments alone or with family in a privileged setting. Finally, the village of Broc will open its doors to you with its activities, particularly in the summer period and also during the year, particularly with its school. Building permit filed in the process of being obtained for: - a 90m² house with a green roof, - a 76m² swimming pool area (infinity pool), - a 94m² parking area, Unserved land with: -

connection to the sewer system possible

Fees and charges :

1 199 000 € fees included