

155 000 €

For sale house

7 rooms

Surface : 166 m<sup>2</sup>

Surface of the land : 256 m<sup>2</sup>

Features :

Bedroom on ground floor, double glazing, calm

3 bedroom

2 showers

2 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

23/01/2025 - Prix T.T.C



### House 156 Salles-Curan

Stone house 5 minutes from Lac de Pareloup Are you dreaming of a stone house with potential near a lake? Look no further! Located 5 minutes from the Vernhes page, this house with a living area of 166 m<sup>2</sup> on a plot of 256 m<sup>2</sup> is ready to welcome you. Built in 1948, it has been carefully maintained and offers an ideal living environment for a family. This property can be converted into two dwellings or into one large residence and offers several possible configurations: Configuration n°1: Two-level dwelling with 3 bedrooms including 1 bedroom on the ground floor with a large living room opening onto the kitchen, a shower room, a separate toilet, a storeroom and a cellar. Then upstairs, also accessible from the road by the large double garage, you will find a kitchen, a dining room, two bedrooms or 1 bedroom and a large living room as well as a shower room with toilet Configuration #2: Two dwellings on two levels with a double garage This property would be perfect for a family residence, gite rental or a second home. The energy performance diagnosis classified D will allow you to control your energy consumption or to rent the property without having to do work requiring the improvement of the latter with regard to current regulations. You can also enjoy a cellar and a large garage with a good

