

**490 000 €**

**Maison d'hôtes for sale**

**5 rooms**

**Surface : 298 m²**

**Surface of the living space : 20 m²**

**Surface of the land : 24726 m²**

**Year of construction : 1890**

**Exposure : Sud**

**View : Campagne**

**Hot water : Electrique**

**Indoor condition : to renovate**

**Outdoor condition : good**

**Cover : tiles**

**Benefits :**

fireplace, double glazing, calm

1 terrace

1 bathroom

1 shower

3 WC

1 garage

**Energy class (old measure) : E**

**Climate class : B**

Document non contractuel

16/05/2024 - Prix T.T.C



**Maison d'hôtes Simiane-la-Rotonde ref. 871V648M - mandat**

n°1180AA

**I am delighted to present this magnificent property built on a plot of 24,726 m2 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 m2 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



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**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 biodiversity.

RCS 789 129 970 Code NAF 6831Z -

Document non contractuel - Barème de prix disponible sur notre site internet

**Although the property** requires works to be rehabilitated, it is an excellent opportunity for those looking for a property with great potential.

**For details** , do not hesitate to contact me. The property is large, it would have been difficult for me to describe everything in this ad.

**A virtual visit** can be made before any trip.

“Information on the risks to which this property is exposed is available on the **Georisks website**.

**<https://www.georisques.gouv.fr/>**

**Ad reference: 871V617M**

**Contact:** The Key to Real Estate Happiness : **07.85.20.50.16. Mrs NARDIN Joan** commercial agent at RSAC of Manosque under the number 508.847.308.

Fees and charges :

490 000 € fees included