

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

02/05/2024 - 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.

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