COLDWELL BANKER
EUROPA REALTY

House Cluses 265 m²



SALE PRICE : 1 190 000 €

EMAIL : LIMO@COLDWELLBANKER.FR

45 Rue de la Republique
France, 74700, Sallanches

PHONE : +33456123262
limo@coldwellbanker.fr

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DESCRIPTION

Cluses, in a quiet and ideally exposed area, property comprising a fully renovated farmhouse. Ground floor: one-bedroom apartment on the garden level, one bedroom with private shower room. Boiler room/laundry room.
On the first floor: one apartment with an open-plan fitted kitchen and living room, one bedroom with private shower room and toilet.
On the top floor: three bedrooms, including one master suite with shower room, and an additional shower room.
An annex with 2 guest rooms (private shower rooms + toilets). A garden shed, a wood shed.
The property is built on flat, enclosed land of 835m² + 11 parking spaces.
Currently, the property is operated as a bed and breakfast (7 rooms). Very good rental profitability.

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FEATURES

Property type:	House	Area:	265.0 m²	Property tax:	€2.00
Number of rooms:	9 rooms	Number of bedrooms:	8 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 128

Greenhouse gas emissions (GHG) index: C 24

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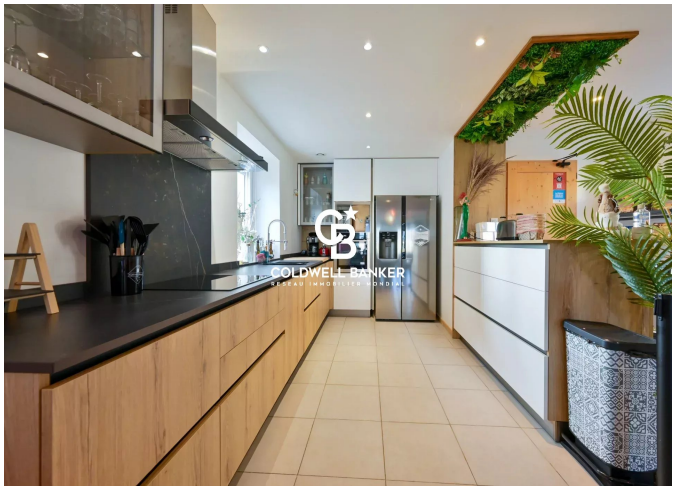

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