COLDWELL BANKER
EUROPA REALTY

House Gérardmer 300 m²



SALE PRICE : 998 000 €

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DESCRIPTION

Renovated farmhouse – Gérardmer – Pool – Independent unit – Rental potential

Located in Gérardmer, in a sought-after natural setting, this fully renovated 1845 farmhouse offers approximately 300 sqm of living space on a landscaped plot of 1,109 sqm.

The ground floor features generous reception areas filled with natural light, including a living room with wood stove, a second lounge, a dining area and an open kitchen with fireplace. The use of noble materials such as stone and wood, combined with generous volumes and ceiling heights, creates a refined and elegant atmosphere. A vaulted cellar and a study complete this level.

Upstairs, the sleeping area offers several spacious bedrooms, including a master suite, with additional mezzanine or lounge areas allowing flexible layouts.

On the garden level, an independent bedroom with private bathroom and separate access provides an ideal setup for guest accommodation or independent living, offering strong rental income potential alongside a primary or secondary residence.

The outdoor spaces include large terraces, one of which is covered, extending into a landscaped garden with a heated swimming pool, offering privacy and a high level of comfort.

Additional features include utility spaces, workshop and storage areas, as well as a carport and multiple parking spaces.

This property stands out for its balance between architectural character, comfort and investment potential, and will appeal to buyers seeking a high-quality lifestyle property with flexible use.

Agency fees payable by the buyer.
€960,000 net seller price. €38,000 including agency fees.
Information regarding potential risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	300.0 m²	Property tax:	€1.00
Number of rooms:	9 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 151

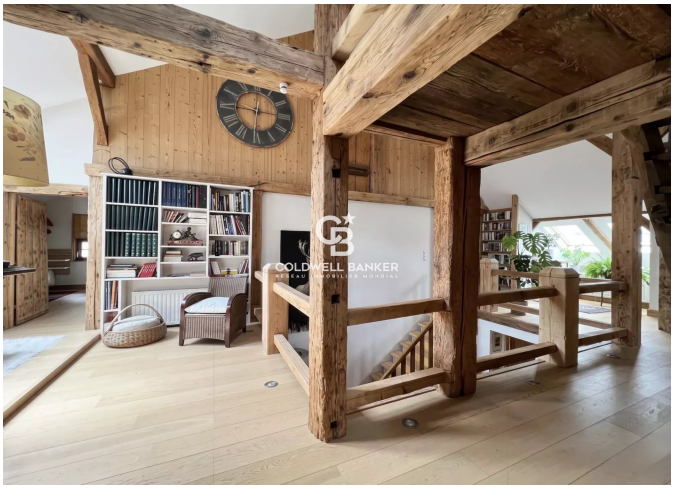
Greenhouse gas emissions (GHG) index: C 24

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