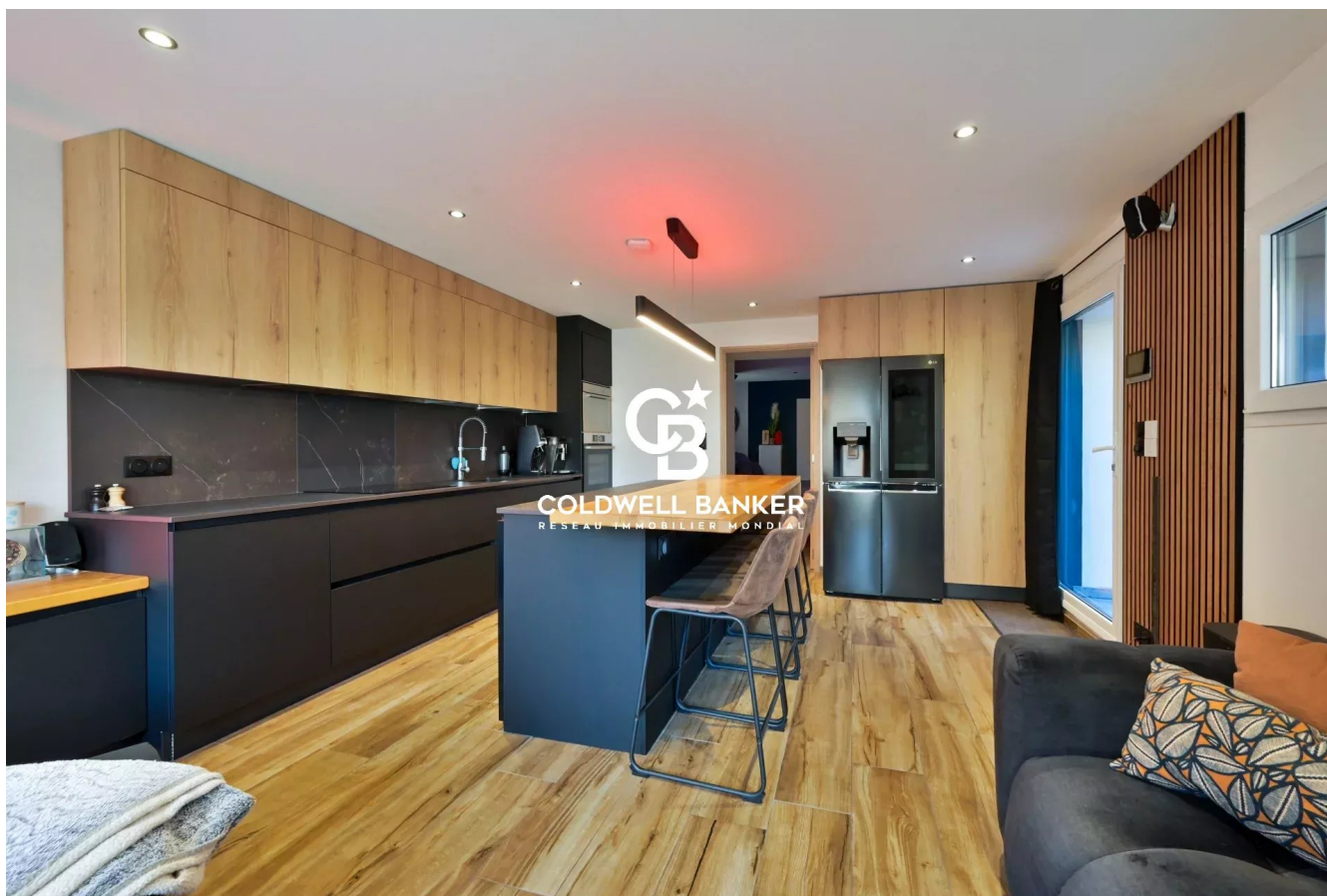


Maison Cluses 265 m<sup>2</sup>

---



PRIX DE VENTE : 1 190 000 €

---

EMAIL : [LIMO@COLDWELLBANKER.FR](mailto:LIMO@COLDWELLBANKER.FR)

## 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 835m<sup>2</sup> + 11 parking spaces.

Currently, the property is operated as a bed and breakfast (7 rooms). Very good rental profitability.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	265.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	9 rooms	NB de chambres :	8 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

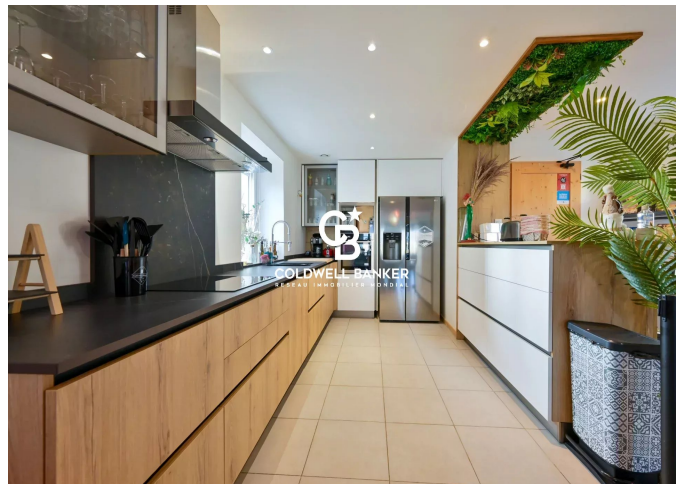
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 128

Indice d'émission de gaz à effet de serre (GES) : C 24



**COLDWELL BANKER**  
**EUROPA REALTY**



45 Rue de la Republique  
France, 74700, Sallanches



[limo@coldwellbanker.fr](mailto:limo@coldwellbanker.fr)