



DESCRIPTION

This property complex is just a few minutes from the village centre with its small shops. Charming 5-bedroom house with separate gîte to renovate, lovely garden and swimming pool. Near Bellegarde town centre.

The second old house is to be restored to your taste and would be ideal for those who enjoy renovation projects, either for your family or for seasonal or permanent rental.

The garden enjoys beautiful sun exposure from morning to evening, allowing you to enjoy the magnificent sunset and the semi-inground swimming pool made of exotic wood.

A furnished and equipped garden shed for your aperitifs.

The house is equipped with solar panels, an awning, a jacuzzi and a carport for two cars.

Large living room with fitted kitchen opening onto the lounge X_m2. Underfloor heating

Wood-burning stove and reversible air conditioning on the ground floor plus bedrooms upstairs

2 bathrooms, 3 toilets (2 on the ground floor, 1 upstairs)

5 bedrooms and 1 study or (4 bedrooms, 1 study and 1 gym) Solid wood flooring

A shed.

Large 50m² terrace with awning.

6.40m x 4.20m swimming pool with wooden terrace and technical room.

A bar (pool house) with LED interior/exterior lighting.

16 solar panels for self-consumption.

A carport.

A cellar.

LOCAL TAXES

Taxe habitation:

EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>