

**396 000 €**

**For sale house**

**4 rooms**

**Surface : 205 m²**

**Surface of the living : 50 m²**

**Surface of the land : 26400 m²**

**Year of construction : 1900**

**Exposition : Sud**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : a refresh**

**Couverture : tiles**

**Features :**

double glazing, Laundry room

4 bedroom

2 terraces

1 bathroom

6 showers

4 WC

4 parkings

**Legal information**

396 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**House NAF139GSm Vichy**

**EXCEPTIONAL: PROPERTY + ACCOMMODATION BUSINESS** Quiet countryside in the Bourbonnais Mountains, 30 minutes from the A89, located at the center of the Vichy/Roanne/Clermont-Ferrand triangle. Large house of 205 m², 7 rooms, 4 bedrooms, 1 office, 6 shower rooms, 1 bathroom, 4 toilets, 50 m² living area with a fully equipped kitchen, a brand new independent studio with private access and terrace. Panoramic view over the Bourbonnais mountains, a converted barn of 85 m², heated, suitable for various activities, on 2.6 hectares. This property includes an accommodation business with 3 fitted yurts, each featuring dry toilets and a terrace, plus a large communal yurt. The business assets are sold together with the real estate. (business value conveyed: €66,000) The entire property is impeccably maintained, ready to welcome any family and/or tourist project. For further information, contact Michel GUILLET, EI, real estate agent at 06 98 10 95...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1520 and 2100 € (reference year 2023)  
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