



## Large Detached House with Character Throughout



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 316,547.15

### Location

Pays:	France
Indicatif régional:	73730
Soumis:	29/04/2024

### Description:

At the outskirts to the town of Rognaix (73730), we have this very large family house with 172.77 m2 of living space, 360.49 m2 of annexes and 31.12 m2 of balcony/terrace. All on a beautiful plot of flat land of 1,459 m2.

It consists, for the habitable part of a large entrance, a cloakroom, a large kitchen/dining room, a double living room on the mezzanine, 4 bedrooms, one of which has a terrace of 28 m2 and another with a balcony of 3.15 m2 and a WC. The bathroom is to be finished, initially planned on the ground floor. Its heating system is an old wood boiler. Its annexes can accommodate numerous developments: craftsmen, creation of one or more other housing units, liberal professions, etc.

A former dance floor of 105 m2 is now used as a warehouse/garage, giving on one room, the laundry room, the cellar and a toilet. Its adjoining barn part with interior and exterior access, perhaps an extension of the house with its 2 floors of 110 m2 each which today serves as annexes and 2nd garage.

You have questions ? Would you like to arrange a viewing appointment?

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years



---

and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condition: Good

## Commun

Chambres:	4
Salle de bains:	2
Dimesions du lot:	1459 m <sup>2</sup>

## Utility details

Heating:	Oui
----------	-----

## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.694.695
-----------	-------------

