

Family House with Land and Panoramic Views - Unique Opportunity

For sale France

Co-exclusive

700 000 €

Located only 5 minutes walk from the center of Saint-Martin-Vésubie and 1h15 from Nice, this spacious house on 4 levels, with large garden, offers an exceptional setting, ideal to accommodate a bed and breakfast project, a gîte or to make it a magnificent family home.

This property offers a large bright living room, an independent kitchen, and several comfortable bedrooms each with private bathroom or shower room, ensuring comfort and privacy. The basement opens onto a green garden, perfect for creating areas for relaxation and outdoor dining in a peaceful and authentic environment.

Product type	Property	Num rooms	5+
Total area	2 948 m ²	Num bedrooms	+5
Living area	248 m ²	Num cellars	1
Land area	2 700 m ²	Num box	1
View	Mountain	City	Saint-Martin-Vésubie
Exposure	East, West, North, South	Country	France
Condition	To refresh	In collaboration with	AGENCE DU MERCANTOUR
Release date	Now	Meublé	Yes

Currently it is composed of:

- **Ground floor** of a large entrance opening onto a double living room, an independent kitchen, a small bedroom with its bathroom.

- **2nd level** is: 2 beautiful and large bedrooms with their bathroom

- **3rd level** 2 other large bedrooms and their shower room

- **4th level** (On the underfloor,) you will discover 2 other rooms including a living room with office overlooking the large garden.

Renovation work is to be expected, offering the chance to customize this property according to your desires.

Whether you want a **warm family living** space or a **B&B/Gîte project**, this property is a rare opportunity in a privileged natural setting.

To visit without delay

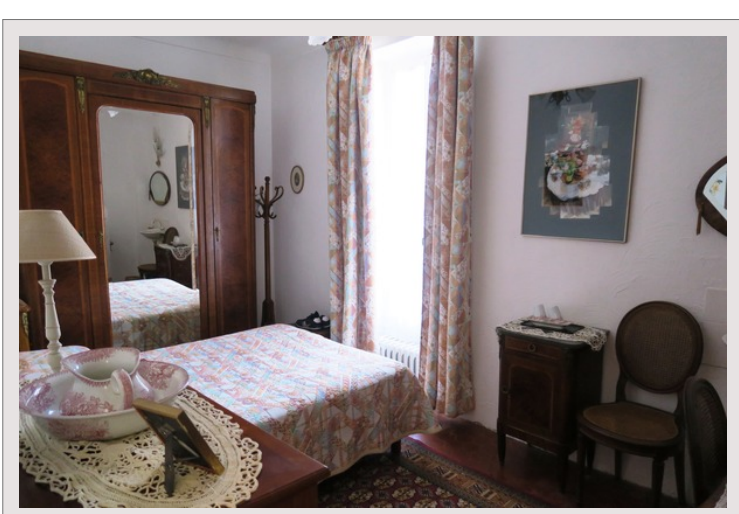
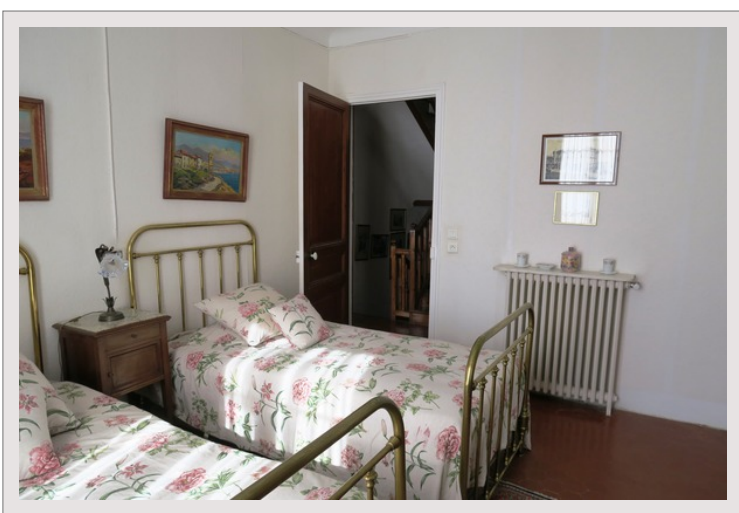
COUNCIL TAX = 3200 € - PROPERTY TAX = 2900 €

The house has mains drainage

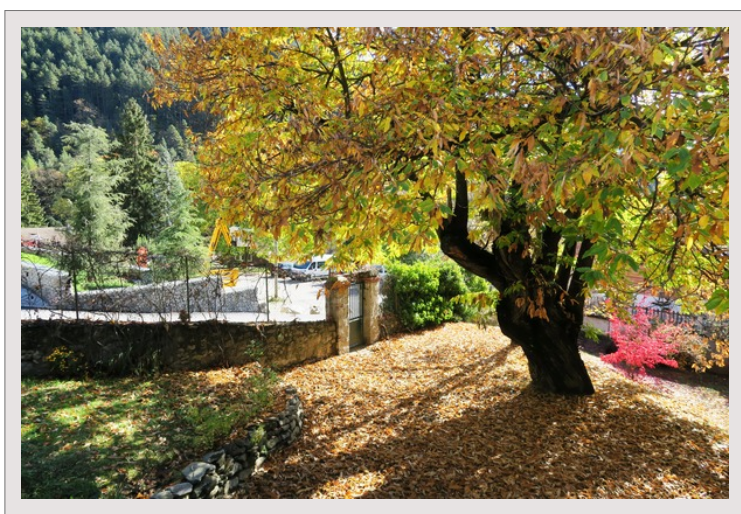
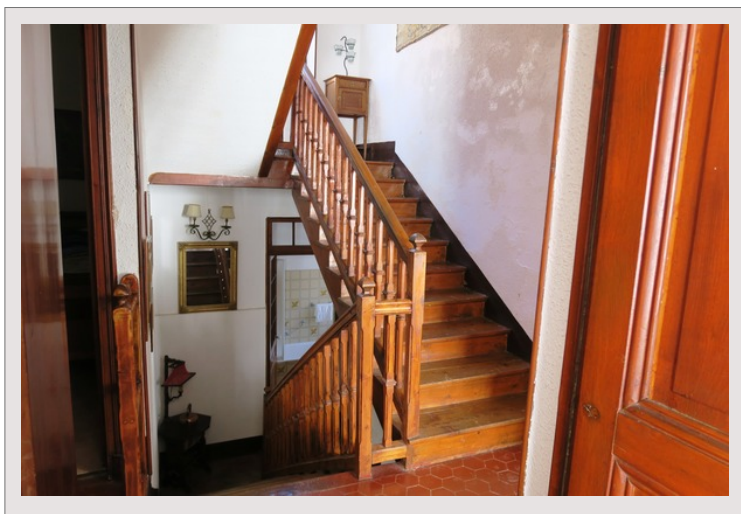
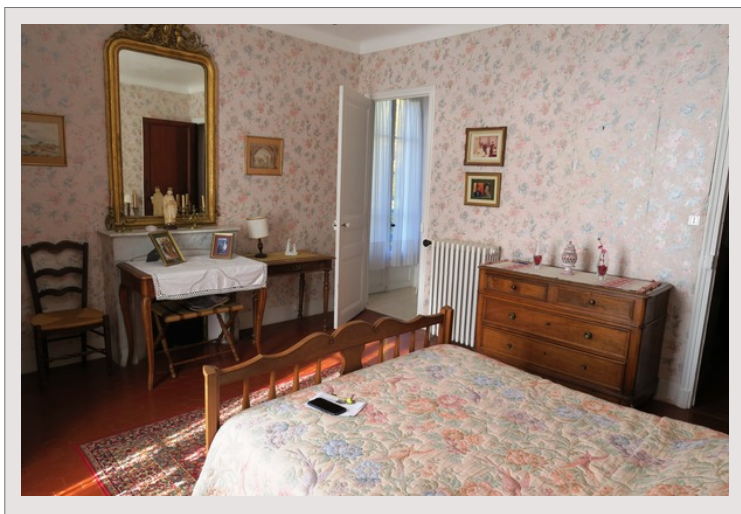
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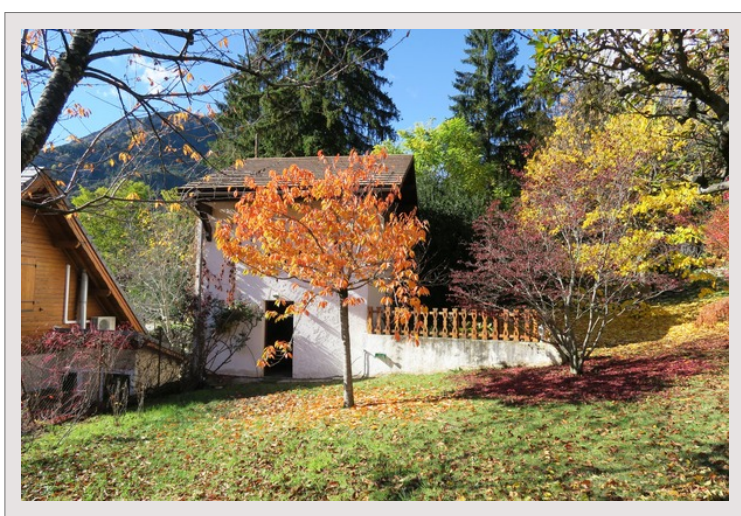
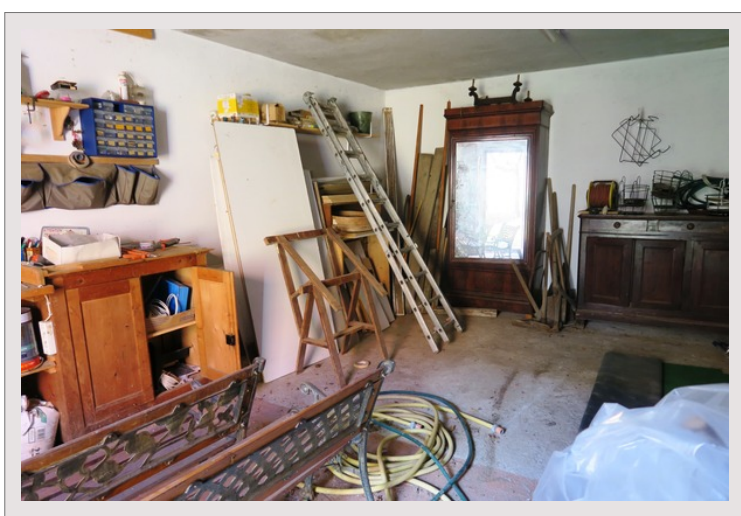
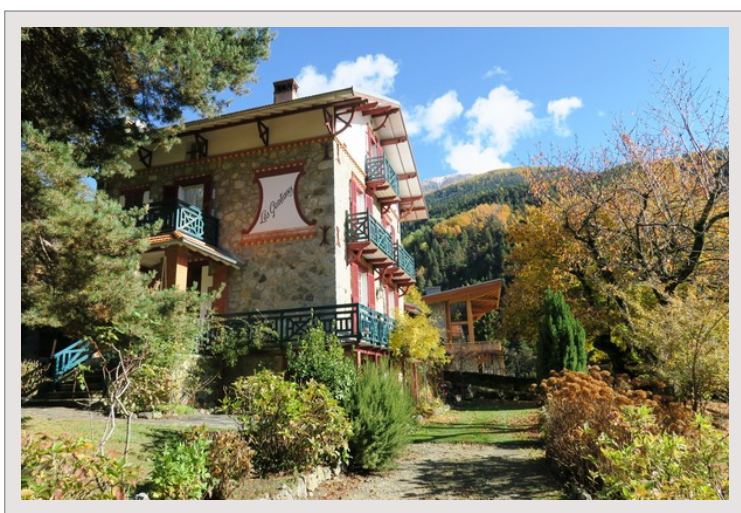
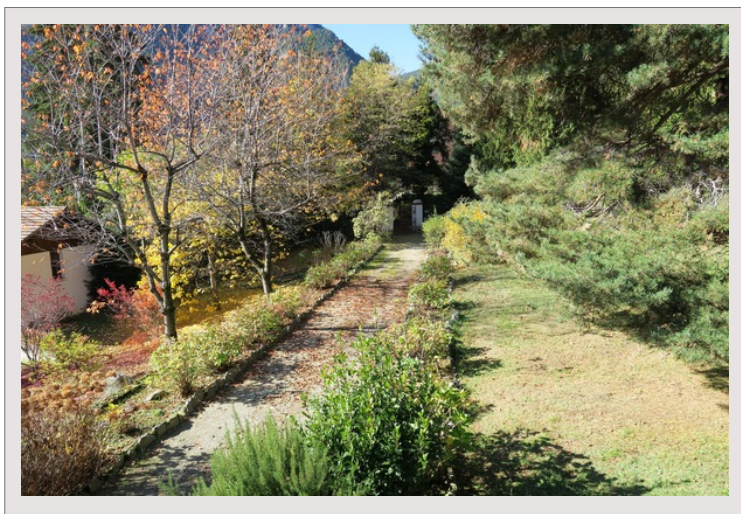
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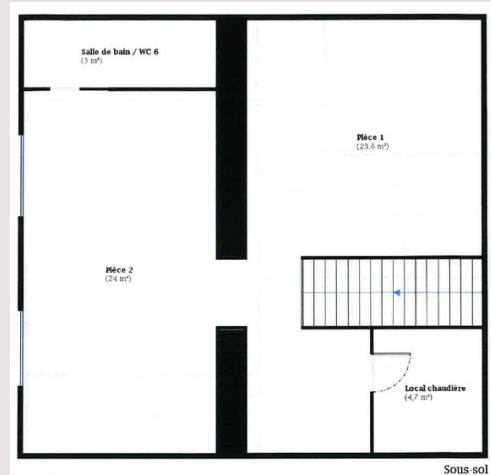
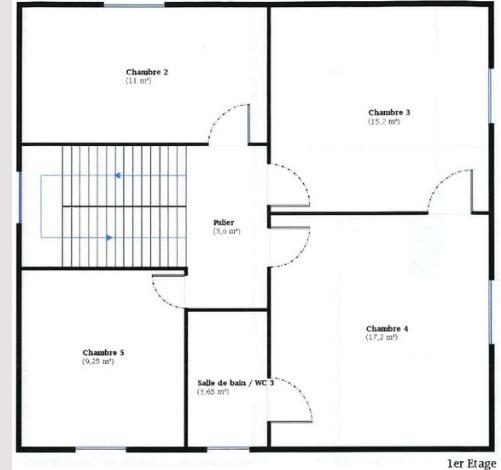
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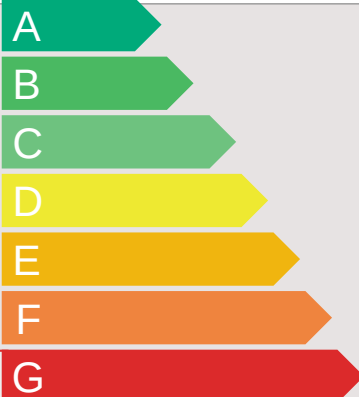
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logement très performant



322 kWh/m².an
25114 kg CO2/m².an

logement extrêmement consommateur d'énergie