

495 000 €

**Contact agency**

**La Loge Immobiliere**

6 boulevard Général Charles de Gaulle

05000 Gap

04 92 58 77 28 / info@laloge-immobiliere.com

**For sale house**

**6 rooms**

**Surface : 161 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Surface of the land : 1000 m<sup>2</sup>**

**Year of construction : 1999**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

T2 indépendant, unobstructed view ,  
fireplace, Bedroom on ground floor, double  
glazing, Laundry room, CALM

4 bedroom

1 terrace

3 bathrooms

3 WC

1 garage

2 parkings

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

04/04/2025 - Prix T.T.C



### House La Freissinouse

La Freissinouse: La Loge immobilière invites you to discover this traditionally built house in a quiet environment with a sumptuous unobstructed view of the peaks! Out of sight, you will enjoy a pleasant, wooded and fenced garden as well as a covered terrace facing south! On one level , you will enjoy a bright main room with direct access to the garden, a large semi-open kitchen extended by a pantry, a bedroom with built-in wardrobe , a bathroom and separate WC. Upstairs a mezzanine with empty living room , two bedrooms, storage and shower room with WC. The basement is composed of a large garage with cellars as well as a strong potential to generate rental income thanks to the spacious two-room apartment completely independent and also benefiting from level access from the tarmac courtyard which will allow you to park several vehicles. In addition, you will have a second independent storage space ideal for parking your two-wheelers, garden tools, sports equipment, etc. For heating, you will have an air/water heat pump with all the daily comfort that underfloor heating will provide you in addition to the fireplace!

Fees and charges :

495 000 € fees included

