



Ref : 9865MAM

### Listed character house to restore

Area



Habitable : 342 m²



Usable : 0 m²



Land : 260 m²

240 000 €

**Maison de maître for sale Hautes-Alpes.** Exterior North facade on two levels Exposed stones covered with smooth plaster to restore 5 openings for this facade 1st level, wooden door and wooden window, two leaves 2nd level, 3 wooden windows, two leaves Roof in good condition for this facade with rainwater drainage system, Horizontal gutter and downpipe for rainwater installed in the center of the facade

#### IN SUMMARY

Rooms : 31  
Bedrooms : 0  
Bathrooms : 0

Swimming pool : no  
Garage place : nc  
Parking space : nc  
Outbuildings : no



To be reviewed

**Advantages :** Historic and listed building | Large exploitable area

#### SERVICES



1st Shops : 1 mn



Health : 20 mn



Elementary : 1 mn

Middle School : 20 mn

High school : 20 mn



20 mn



10 mn

#### ENERGY INFORMATION

Etiquette énergie : Exonéré



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## — DESCRIPTION

### West facade

This facade rises on 2 levels, old plaster to restore

3 openings:

On the first level a fenestron with wooden lintel

On the second level 2 wooden windows

### South-West facade

Three levels for this facade, at the first level access by means of a semi-glazed wooden door, stone frame and transom with bars

Second level mullion window

At the third level wooden window

Rainwater evacuation system above the roof

### North-West facade

Composed of 3 levels to restore, 1 single opening in the upper part by a wooden window

### North facade 2

This facade corresponds to the rear facade of the tower

Also to restore, it has an arched opening with stone frame.

Opening onto a pedestrian crossing

### South facade

It corresponds to the front face of the tower.

In exposed stones it has two openings.

On the first level an opening in a pointed arch, in the upper part a window closed by a wooden shutter

Three genoise rows on the end of the roof

### East facade

It corresponds to a side face of the tower.

Exposed stones, it has no opening.

### West facade 2

It corresponds to a side face of the tower.

Exposed stones, it has no opening.

#### South-East facade

It rises on 4 levels and has 11 openings.

On the ground floor, a horizontal loophole with barred and caulked fenestron

On the second level, a wooden window

On the third level, two wooden windows with leaves as well as a wooden window with shutters

The fourth level corresponds to a recently renovated terrace with wooden structure and frame.

#### North-East facade

It rises on 3 levels.

It contains 4 openings, a wooden door on the first level, on the second level a wooden window and two leaves.

The third level has a wooden window with two leaves.

Roof with rain drainage

The roof of the building has been partially renovated.

The interior surface is composed as follows:

#### Level 0

Room 1 to restore 46.43 m<sup>2</sup>

Vaulted ceiling, wooden door.

Room 2 to restore 27.16 m<sup>2</sup>

Vaulted ceiling, blind room.

Room 3 to restore 15.60 m<sup>2</sup>

Vaulted ceiling with staircase leading to the 1st level

Room 4 to restore 29.80 m<sup>2</sup>

Blind room

Room 5 to renovate 6 m<sup>2</sup>

#### Level 1

Room 6 Landing 12 m<sup>2</sup>

Semi-glazed wooden entrance door facing South West

Room 7 13 m<sup>2</sup>

Ornaments, coat of arms and coats of arms on the walls.

Room 8 36.55 m<sup>2</sup>

Exposed stones and old chimney flue.

Room 9 27.32 m<sup>2</sup>

Tiled floor, fireplace body.

South-East exposure

Room 10 7.08 m<sup>2</sup>

Wooden beams on the ceiling

Room 11 Hallway 6.37 m<sup>2</sup>

Wood paneling on the walls

Room 12 6.53 m<sup>2</sup>

Room 13 22.42 m<sup>2</sup>

Tiled floor, ceiling with wooden beams

Opening by window and wooden door

Room 14 Shower room 8.70 m<sup>2</sup>

Wall tiles

Wooden window facing South East

Room 15 Kitchen 8.70 m<sup>2</sup>

Wooden opening facing South-East

Room 16 Tower 12.51 m<sup>2</sup>

Wooden window and door

Room 17 landing 5.63 m<sup>2</sup>

Period staircase

Surface to restore

South West facing mullion window

Level 2

Are you interested ?



Marie

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