



Nicole Sibi Immobilier

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www.nicolesibimmobilier.com

€ 465 000

Buying gîtes

14 rooms

Surface : 361 m²

Surface of the living : 96 m²

Exposition : Sud

Hot water : Electrique

Inner condition : to modernize

External condition : good

Couverture : Ardoises

Amenities :

fireplace, double glazing, calm

10 bedroom

1 terrace

7 showers

7 WC

3 parkings

Energy class (dpe) : E

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

Fees and charges :

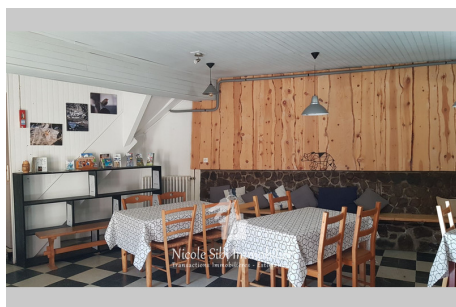
465 000 € fees included

30/04/2025 - Prix T.T.C



Gîtes Formigères

"Opportunity" in the immediate vicinity of the ski slopes: a real estate complex of nearly 360 m² offering unique versatility for activities such as gîte management, event reception or any other creative business. On the ground floor, discover a spacious reception room of approximately 100 m², equipped with a fitted kitchen, a fireplace with insert, and a separate toilet. In addition, a series of annexes of approximately 80 m² are waiting to be renovated to your liking. The first floor houses a functional T4 apartment, ideal for your personal use or potentially to rent. It consists of three bedrooms, a warm living room equipped with a wood stove, a fully equipped independent kitchen, and two bathrooms. On the second floor, a configuration of seven bedrooms with five bathrooms and WC offers considerable potential to comfortably accommodate your guests. This property offers a multitude of possibilities, whether for a commercial activity or to create a unique living space close to the pleasures of the mountains. Ref. : 891V391M - Mandat n°584



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RCS 752 554 964 Code NAF 6831 Z - SIRET 752 554 964 00029 tribunal de Perpignan

Document non contractuel - Barème de prix disponible sur notre site internet