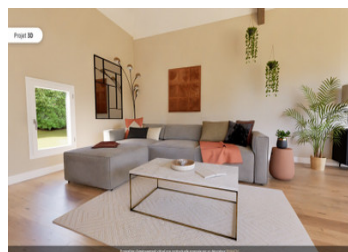
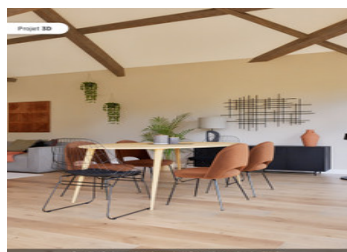


Large house of 169m2, very strong potential, with 200m2 annexes to rehabilitate in Saint Galmier

EXCLUSIVE



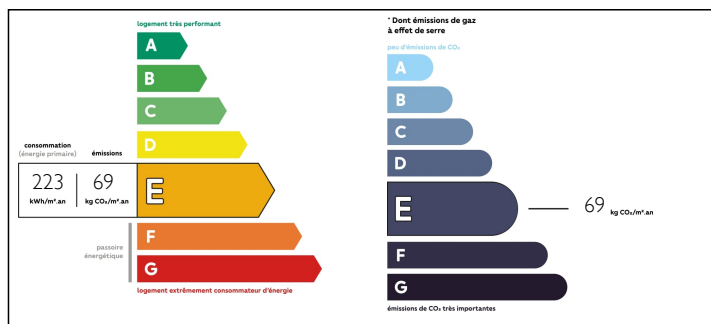
INFORMATION

Town:	Saint-Galmier
Department:	Loire
Bed:	5
Bath:	1
Floor:	169 m2
Plot Size:	0 m2

IN BRIEF

In Saint Galmier and only at Leggett Immobilier, come and discover this large town house with great potential. This property is composed, on the ground floor, of a beautiful living room giving onto a large sunny terrace, a kitchen and an office. On the first floor there are 5 bedrooms and a shower room with toilet. Enormous potential for this property: Give free rein to your imagination by having 175m2 annexes to rehabilitate in the extension of the house. Ideal to extend the house or to create accommodation for renting. For lovers of good wines, you will have the use of 2 vaulted cellars. No time wasted looking for parking with 2 private parking spaces and a large garage.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES