



4 ROOM HOUSE - IN THE HEART OF AN AUTHENTIC VILLAGE · SAINT-MARTIN-DE-BELLEVILLE



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Local property tax : 130€
Property tax : 155€



DPE : E
GES : C



595 000€

Fees charged to seller

Information on the risks to which this property is exposed is available on the site
Geohazards: www.georisques.gouv.fr

Réf : 2627

Charming 4 room house located in Saint-Marcel, an authentic and preserved village of the Belleville valley known for its gastronomic restaurant 3* Michelin: La Bouitte.

You will appreciate the calm and the conviviality of the village, while being close to the main town : Saint-Martin-de-Belleville

This property will be ideal as a main residence. It is composed of 3 bedrooms (possibility to create a 4th bedroom), a kitchen opened on a beautiful bright living room, a bathroom.

This house will make you benefit from a superb view on the summits of the Valley.

Great potential for a renovation project.



LAYOUT

LEVEL 0

- △ Garage
- △ Storage room
- △ Hall

LEVEL 1

- △ Kitchen open to living room
- △ Balcony

LEVEL 2

- △ 3 double bedrooms
- △ Bathroom



74.62m²



3



2



KEY POINTS

- △ Surface area
- △ Preserved village
- △ Quiet area

AMENITIES



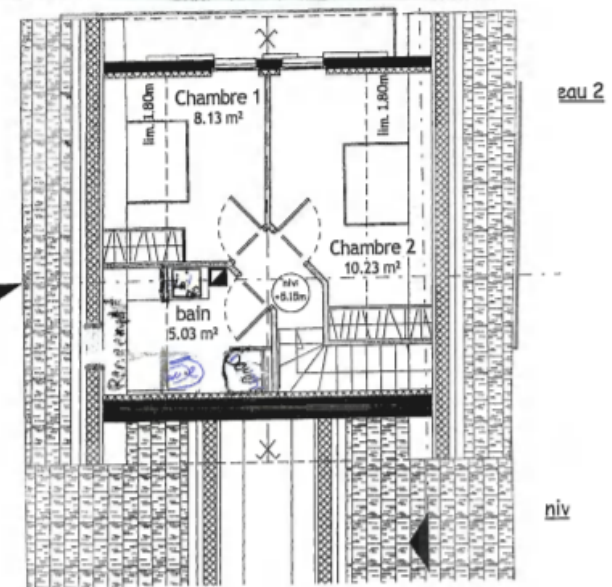
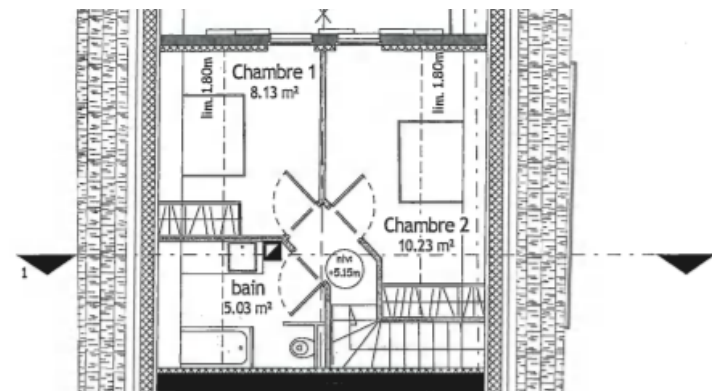
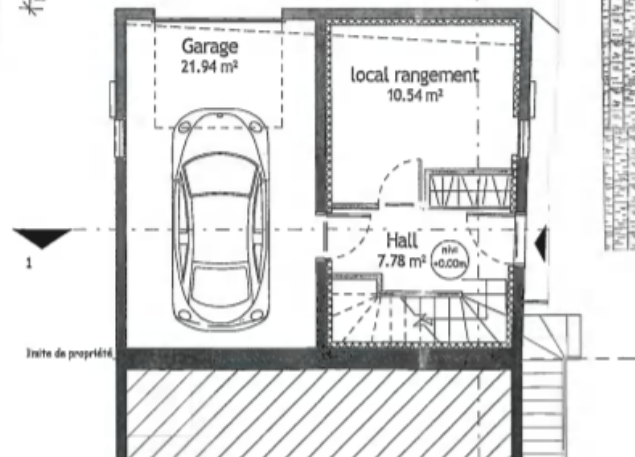
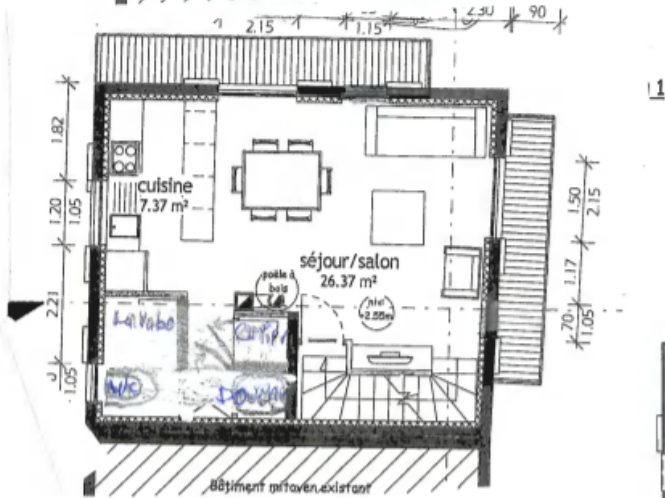
Balcony



Cellar



LOCATION















ICI
dort une
PETITE
Princesse

c'est mon Winnie



autre





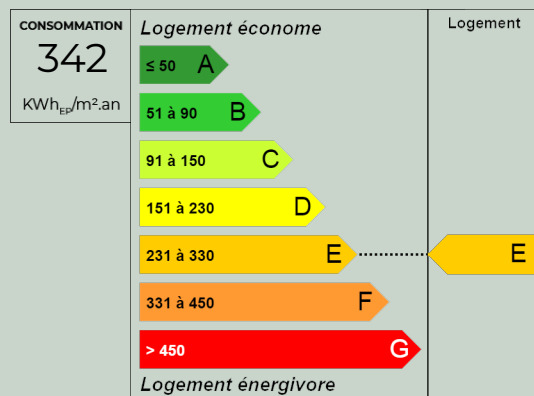




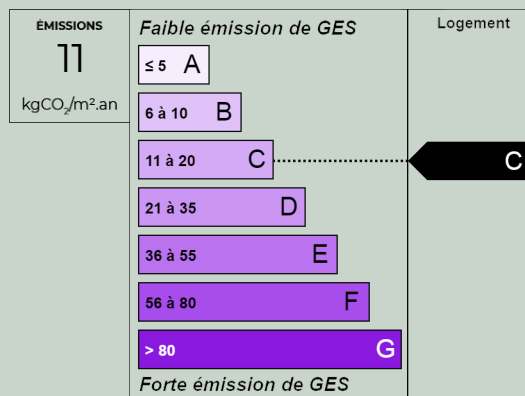


Energy diagnostics

Energy performance diagnostics (DPE)



Greenhouse gas emissions (GES)



Estimated annual energy costs for standard use : between 1240€ and 1740€.

2021 is the base year of the energy prices used in this estimate.

