



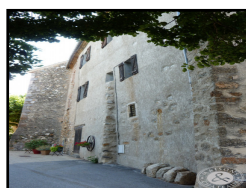
REAL ESTATE
PRESTIGE & CHARACTER



Ref : 9865MAM

Price : 240 000 €


Location : Provence-Alpes-Côte d'Azur / Hautes-Alpes



In a dominant position over the valley, building of character at the gates of the Durance with 31 rooms on 4 levels offering a total surface area of 342m² restoration already undertaken to be continued.





Ref : 9865MAM	Location
<p>Living space : 342 m² Total potential : 0 m² Land surface : 260 m² Dependences : no Pool : no Advantages : Historic and listed building Large exploitable area</p>	 <p>Region : Provence-Alpes-Côte d'Azur Department : Hautes-Alpes</p>
Price : 240 000 €	

Fees to be paid by the vendor

Full description

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

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 m²

Vaulted ceiling, wooden door.

Room 2 to restore 27.16 m²

Vaulted ceiling, blind room.

Room 3 to restore 15.60 m²

Vaulted ceiling with staircase leading to the 1st level

Room 4 to restore 29.80 m²

Blind room

Room 5 to renovate 6 m²

Level 1

Room 6 Landing 12 m²

Semi-glazed wooden entrance door facing South West

Room 7 13 m²

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

Room 8 36.55 m²

Exposed stones and old chimney flue.

Room 9 27.32 m²

Tiled floor, fireplace body.

South-East exposure

Room 10 7.08 m²

Wooden beams on the ceiling

Room 11 Hallway 6.37 m²

Wood paneling on the walls

Room 12 6.53 m²





Energy label : **Exempt**

