

Very rare - Farmhouse in need of complete renovation in Montrond les Bains - 13,000m of land

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Montrond-les-Bains
Department:	Loire
Bed:	0
Bath:	0
Floor:	225 m2
Plot Size:	13000 m2

IN BRIEF

Seize this unique opportunity to acquire the last farm in Montrond les Bains (yes, in the town!). Come and discover this old farmhouse in need of complete renovation.

You can convert its 225m² (and more) as you wish and make use of the numerous outbuildings on the property.

This property has over 13,000m² of land with almost direct access to the Loire!

Perfect if you want space for your animals (dogs, cats, horses, goats, etc.).

Quite a bit of work, but a unique, tailor-made property at the end of it!

Plans and a development project already exist.

Location: In Montrond les Bains and close to the secondary school, you will be just a few minutes from the town centre, its shops and market.

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

A rare opportunity to purchase the last remaining farm located within Montrond-les-Bains itself. This former farmhouse, requiring full renovation, offers exceptional potential for a bespoke project.

With 225 m² of living space (and additional areas to develop), along with numerous existing outbuildings, the property can be redesigned entirely to suit your vision. Set on over 13,000 m² of peaceful land, it also enjoys almost direct access to the Loire River.

An ideal setting for those seeking space for animals such as dogs, cats, horses, or goats. While significant work is required, the reward is a truly unique, tailor-made home. Development plans and a renovation project are already in place.

LOCAL TAXES

Taxe habitation: **472 EUR**

Living in Montrond-les-Bains means enjoying a relaxed lifestyle in a welcoming spa town while staying well connected. Known for its thermal baths, green surroundings, and friendly atmosphere, the town offers everyday conveniences such as local shops, schools, a market, and leisure facilities. With easy access to the A72 motorway and a train station, residents can quickly reach Saint-Étienne, Lyon, or Clermont-Ferrand, making Montrond-les-Bains an ideal place for those seeking comfort, nature, and practicality in a pleasant small-town setting.

NOTES

Location: Situated in Montrond-les-Bains, close to the secondary school, the property is just minutes from the town centre, local shops, and the weekly market, with motorway access only 5 minutes away.

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