

Substantial village house to renovate



INFORMATION

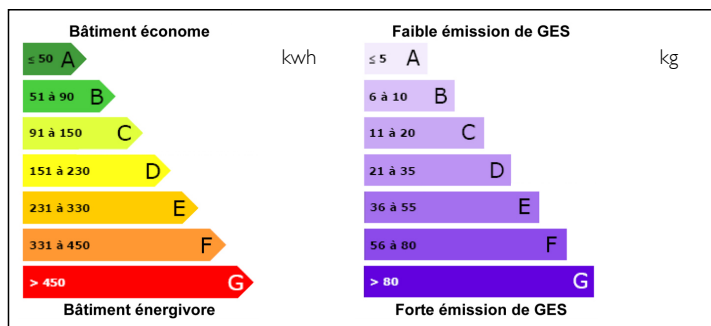
Town:	Saint-Polgues
Department:	Loire
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	200 m2

IN BRIEF

House in the village of Saint-Polgues, in need of complete renovation. This high-potential property offers numerous conversion options, with a large living and dining room, a kitchen, 3 bedrooms, a bathroom and a shower room. It also has a small plot of land to the rear of the house and a double 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

On the ground floor there is a kitchen, a large living room and a dining area, a corridor leading to the rear of the house with access to the grounds, bathroom and separate toilet, then a door leading to a small basement which could be used as a cellar. Inside this cellar there is a well with the possibility of connecting, after testing the water, and a large garage with space for 2 cars.

Upstairs are 3 large bedrooms with views of the Monts du Forez (Chalmazel family ski resort) and another room that could also be used as a bathroom, then we have a staircase leading to the attic which can be converted.

This property needs a lot of work, such as: a problem with a piece of roofing framework that has collapsed, single-glazed windows and electricity/plumbing to be reviewed, etc. Budget for the work.

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

NOTES