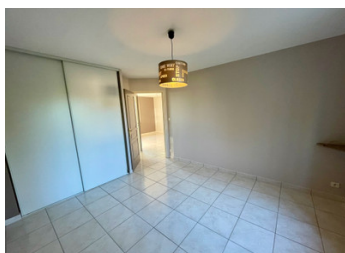
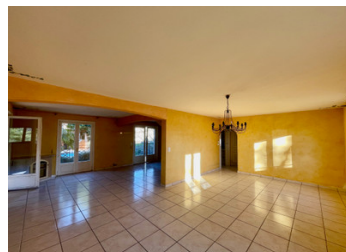


House 242m2 4/5 bedrooms in a quiet location 4 minutes from the centre of Montbrison



## INFORMATION

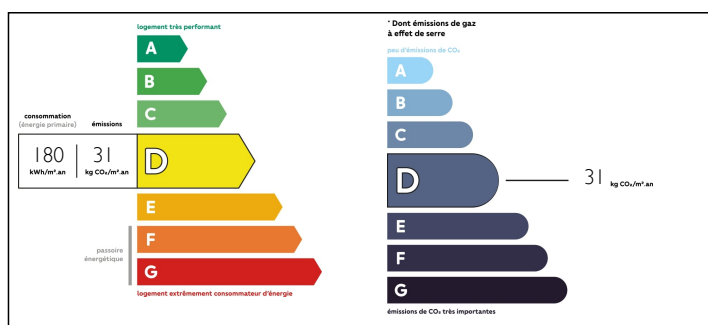
Town:	Champdieu
Department:	Loire
Bed:	4
Bath:	1
Floor:	242 m2
Plot Size:	1558 m2



## IN BRIEF

Don't miss the opportunity to come and discover this very pretty house in a quiet location in Champdieu, 2 minutes from Montbrison. Built on 1800m2 of land, this property offers the possibility of enjoying a very large 6x9m swimming pool to renovate with jacuzzi and pool house. On the ground floor, there is a 68m2 lounge/dining room with a 12.5m2 open-plan kitchen. The living area can be extended thanks to direct access to the very bright 40m2 conservatory. Also on the ground floor, there are 2 through rooms that could be used as bedrooms, offices, workshops, etc., as well as the boiler/laundry room. Upstairs, a common area of 32m2 gives access to 2 bedrooms of around 13m2 each, a dressing room of the same size and a very nice bathroom/shower room of 12m2. At the rear of the property is a large 60m2 storage shed. Heating: heat pump and oil. The house has drainage columns at the...

## 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

Don't miss the opportunity to come and discover this very pretty house in a quiet location in Champdieu, 2 minutes from Montbrison.

Built on 1800m<sup>2</sup> of land, this property offers the possibility of enjoying a very large 6x9m swimming pool to renovate, with jacuzzi and pool house.

It can be covered with reinforced PVC, which is more resistant than a liner.

It can run on salt or chlorine.

On the ground floor, there is a 68m<sup>2</sup> lounge/dining room with a 12.5m<sup>2</sup> open-plan kitchen. The living area can be extended thanks to direct access to the very bright 40m<sup>2</sup> conservatory.

Also on the ground floor, there are 2 through rooms that could be used as bedrooms, offices, workshops, etc., as well as the boiler/laundry room.

Upstairs, a common area of 32m<sup>2</sup> gives access to 2 bedrooms of around 13m<sup>2</sup> each, a dressing room of the same size and a very nice 12m<sup>2</sup> bathroom with shower.

At the back of the property, you will find a large 60m<sup>2</sup> storage shed.

Heating: heat pump and oil.

Wood double glazing

The house has drainage columns at the rear, maintained by SAUR and paid for by them.

The land is not suitable for building.

The basement needs to be pumped regularly.

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

## NOTES