

Practical stone village house. Small garden and terrace. Convertible attic. 10km from Mauriac.



INFORMATION

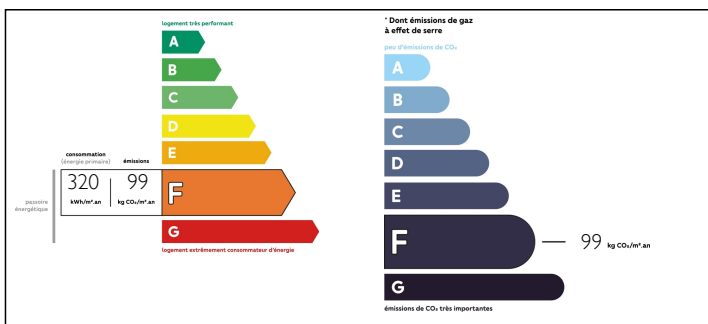
Town:	Mauriac
Department:	Cantal
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	136 m2

IN BRIEF

10 km from Mauriac, in a quiet village, this semi-detached stone village house is sold partially furnished. It is very practical and offers spacious accommodation (1 large living room, 2 large bedrooms).



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

Ground floor: entrance hall leading to a 14m² kitchen, a 24m² living room and a bathroom.
First floor: a 27m² bedroom and a 17m² bedroom.
There is a convertible attic above and a cellar in the basement.

All the windows are double-glazed. In the living room, the 2 windows are fitted with roller shutters.
Heating system: oil-fired central heating (700-litre tank).

Sewage system: mains drainage.

The house is equipped with fibre optics and a smoke detector in the staircase.

The slate roof is in very good condition.

The house does not have a garage and is situated next to a church, there is a car park 30 metres away.
10 km from Mauriac (all amenities). 50 km from Aurillac (airport).

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

LOCAL TAXES

Taxe foncière: 350 EUR

NOTES