

Charming 3 bedroom house to renovate with (non attached) garden in lovely village close to ski slopes



INFORMATION

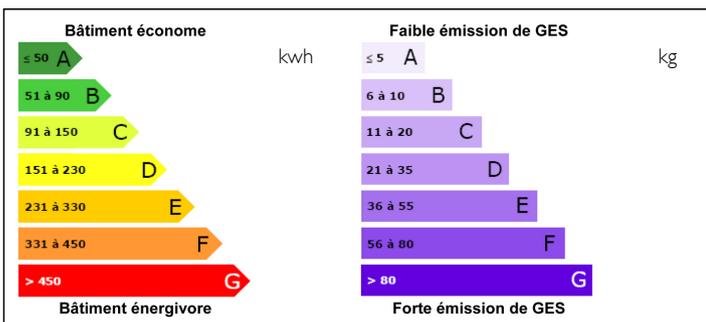
Town:	Pontaumur
Department:	Puy-de-Dôme
Bed:	3
Bath:	1
Floor:	100 m ²
Plot Size:	0 m ²



IN BRIEF

This lovely, spacious village house is immediately habitable but will need renovating. It has approx 100 m² habitable space and the attic can be converted if desired. There is a basement below it where a small car can be parked. There is a garden of 240 m² just over the river, about a 1 minute's walk away. The house is located in a lovely village with a few daily amenities, 9 km from Pontaumur with all daily amenities, 50 km from Clermont-Ferrand (international airport) and 48 km from Mont Dore ski slopes), in the Puy de Dôme, Auvergne.

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:

- Hallway with stairs to the first floor
- Kitchen / dining room with lined chimney (25 m²)
- Living room (or bedroom) (12.5 m²)
- Bathroom (bath, toilet, hand basin, electric water heater) (7 m²)

First floor:

- Bedroom (11.5 m²)
- Bedroom (9.5 m²)
- Living room (or bedroom) (20 m²) with adjoining toilet, hand basin (4.5 m²)

- Attic (27 m²)

- Basement with a well, accessible from the road (50 m²)

There is no heating at the moment

Insulation: The attic is insulated as well as the ceiling of the basement.

There is water and electricity and the house is connected to mains drainage.

The garden of 240 m² is a minute's walk away, just over the river.

LOCAL TAXES

Taxe foncière: **250 EUR**

NOTES

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