

Large and spacious townhouse in a very quiet area of Pleaux.



INFORMATION

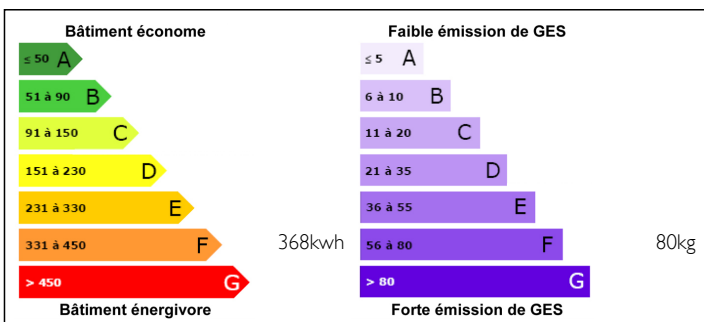
Town:	Pleaux
Department:	Cantal
Bed:	5
Bath:	1
Floor:	156 m2
Plot Size:	637 m2

IN BRIEF

In the centre of a beautiful town in the Cantal, close to many tourist sites and all amenities, this spacious and bright town house is on 2 floors. It has a garden and plenty of living space.



ENERGY - DPE



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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

This large townhouse is located in a very quiet area (close to the church and a nice park).

The main access is via a small one-way street with very little traffic. This entrance leads directly to the recently fenced garden (2019) which has a shed and a vegetable garden.

Throughout the house, the glazed parquet flooring is solid wood, as are the doors. The windows have double glazing.

The roof is made up of mechanical tiles and the attic has recently been insulated with mineral wool.

On the ground floor there is a large fitted kitchen in solid oak and a living area with a cast iron pellet stove. There is also a laundry room with the new VIESSMANN condensing boiler installed, a toilet and a second entrance.

Note that both entrances have electric shutters.

On the first floor there is a bathroom with a bathtub and 3 spacious bedrooms with wardrobes.

On the second floor, two other bedrooms or study, as well as a washbasin allowing the installation of another bathroom if necessary.

Recent installations should be noted:

- The VIESSMANN VITORODENS oil condensing boiler (July 2020 - 9400€).
- Attic insulation (mineral wool - July 2021 - 2500€)
- The installation of a fence (Alu grey full panel - 3900€)
- Pellet stove (Installed in 2016 - 4000€ - regularly maintained)
- The kitchen was installed in 2013 (fully equipped with worktop - 11000€))

The house is semi-detached on a few meters on the side of the annex entrance.

With its very active tourist...

LOCAL TAXES

Taxe foncière: 924 EUR

NOTES