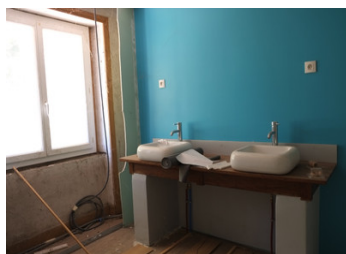


Saled Large hamlet house to renovate on 2 floors and basement, with its adjoining land of 8906 m2.



INFORMATION

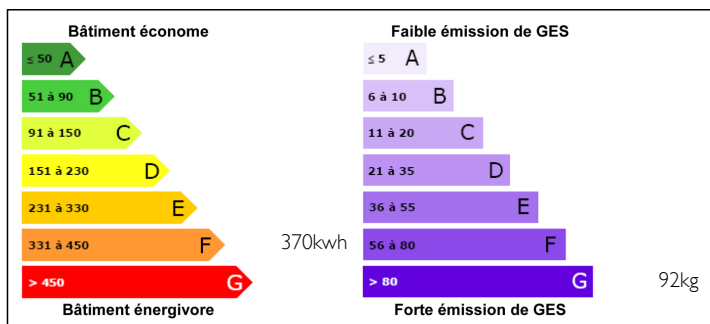
Town:	Vebret
Department:	Cantal
Bed:	8
Bath:	1
Floor:	180 m2
Plot Size:	8906 m2



IN BRIEF

Come and discover this house of 180m2 spread over 2 floors, with many windows, overlooking its lovely wooded hill. It has a cellar/workshop of 90m2, overlooking the street. Work has been started, the original partitions have been taken down. Rails have been laid and rooms recomposed, but if the volumes do not suit, you can still easily modify the structure. Some door frames have been changed. The shell is in good condition, the part of the roof where the wisteria grows needs to be followed. The shower room has been started. A toilet is functional. The kitchen needs to be redone. The bedrooms need to be finished. The house is not habitable as it is. There is still work to be done but the potential is there. There are neighbours but no opposite. The road that leads to the house is a secondary road, close to the Riom-Es-Montagne/Ydes road. The village of...

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

The house is under construction, it requires major work to be habitable. Once finished, you will be able to enjoy its beautiful volume and its many windows which let in light. Some work has been done on the electricity, plumbing, insulation and window frames. The land is on the south side of the house and has two small cadastral stone buildings in need of repair. One was used for the chickens, the other for the sheep. A few mature trees live on the hill. The vegetation has grown a lot, a good brush cut will be necessary to enjoy this bucolic space.

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

NOTES