

Lovely 3 bedroom house with a separate plot of enclosed land. The house is central to amenities.

## EXCLUSIVE



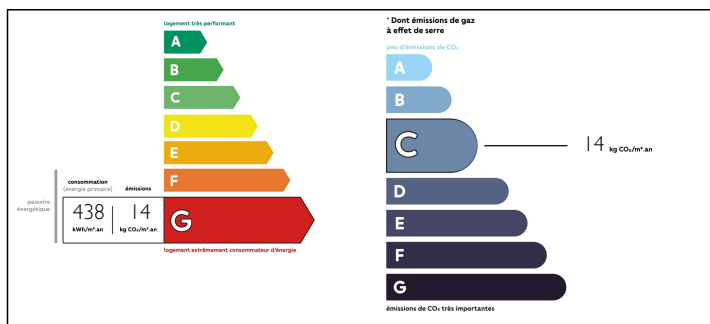
## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Menat       |
| Department: | Puy-de-Dôme |
| Bed:        | 3           |
| Bath:       | 1           |
| Floor:      | 131 m2      |
| Plot Size:  | 904 m2      |

## IN BRIEF

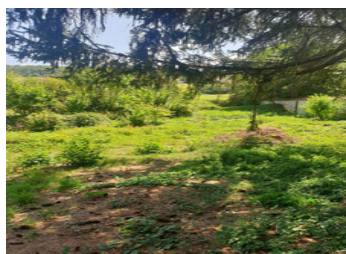
This house would make an ideal family/second home. Situated in Menat in the Puy de Dôme, it's within walking distance of restaurants, a boulangerie and other daily amenities. There are plenty of lakes and scenic walks in the area, with Mont Dore (ski resort) being just over an hour's drive away. Clermont Ferrand (International Airport) is 50 minutes away. The owner is open to offers.

## 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 (approx 65 m<sup>2</sup>)

- Kitchen / breakfast room
- Living room
- Study / 4th bedroom

First floor (approx 65 m<sup>2</sup>)

- 3 bedrooms
- Bathroom - bath with overhead shower, hand basin, toilet and bidet
- Downstairs toilet
- Utility room
- Attic
- Cellar

Heating: Electric radiators

Insulation: All the windows are single glazed with shutters

Various items of furniture are included in the price

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

## LOCAL TAXES

**Taxe foncière: 816 EUR**

## NOTES