

Charming 3 bedroom farmhouse to renovate with outbuildings and land (2061 m2) in quiet hamlet



INFORMATION

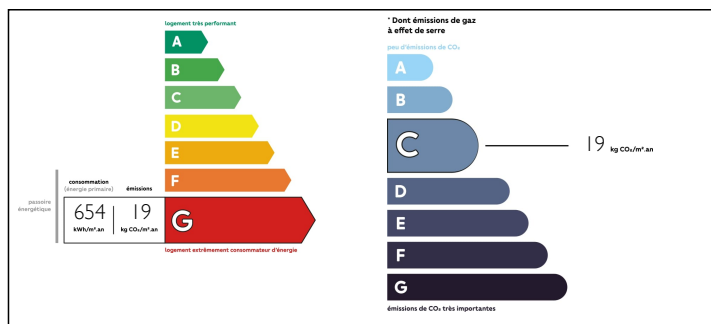
Town:	Pontaurmur
Department:	Puy-de-Dôme
Bed:	3
Bath:	0
Floor:	110 m2
Plot Size:	2026 m2



IN BRIEF

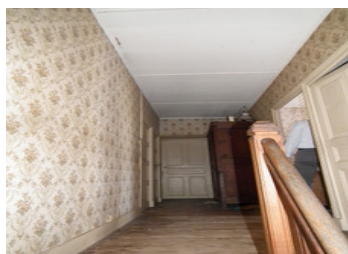
This lovely 3 bedroom stone farmhouse can be renovated to your own taste. It has approx 110 m2 habitable space, but there is lots of space to convert if desired. There are several outbuildings with lots of potential, and some land (2061 m2). The property is situated in a quiet hamlet, at approx 16 km from both Auzances and Pontaurmur with all daily amenities, approx 56 km from Clermont-Ferrand (international airport) and approx 68 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:

- Entrance hall with stairs to the first floor (9 m²)
- Boiler room with WC, shower, hot water tank, boiler (17 m²)
- Kitchen / dining room (16.5 m²)
- Living room (13.5 m²)
- (Bed)room (15 m²)

First floor:

- Landing (6 m²)
- Bedroom (8.5 m²)
- Bedroom (9 m²)
- Bedroom (15 m²)
- Attic space (9 m²)

Attic above (36 m²)

Vaulted cellar below

Wood-fired central heating (not sure if it works) / wood-burning stove

Insulation: The house is not insulated (except for some double glazed windows)

Outbuildings:

- A stone barn attached to the house with stables below and adjoining
- Detached stone barn with stable below and adjoining hangar
- Independent hangar
- Small stone building

Septic tank (not 'aux normes')

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

NOTES