

Beautiful 3 bedroomed bourgeois style house located on a plot of 8154 m2 with various outbuildings.



INFORMATION

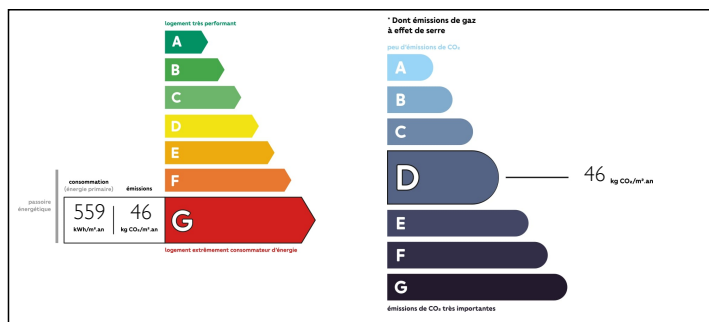
Town:	Lapeyrouse
Department:	Puy-de-Dôme
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	8154 m2

IN BRIEF

Beautiful bourgeois-style house located on a plot of 8154 m2 with various outbuildings. The house offers a habitable surface of approximately 200 m2 including 3 bedrooms. In addition, there is a convertible attic over the entire surface of the house. The house will be sold fully furnished. Located in the town of Lapeyrouse with recreational lake, train station and bakery. Other shops can be found in Montaigut and Combrailles (11 km) and in Saint Eloy les Mines (14 km).



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

Beautiful bourgeois style house located on a plot of 8154 m² with various outbuildings. The house offers a habitable surface of approximately 200 m² including 3 bedrooms. In addition, there is a convertible attic over the entire surface of the house. The house will be sold fully furnished.

The layout is as follows; On the ground floor - entrance hall with access to the front and rear, living room with parquet floor and fireplace, dining room with parquet floor and fireplace, large kitchen, utility room/boiler room, bathroom and a separate WC. On the 1st floor - landing serving 3 bedrooms, all with parquet flooring and fireplace and a bathroom with 2 washbasins, bath, WC and bidet.

Large barn of approximately 100 m², 2 garages, woodshed, well, many fruit trees and vegetable garden.

The house is in good condition and equipped with wood and gas-fired central heating. Double glazing. The interior needs to be modernized. Mains drainage.

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

NOTES