

Magnificent stone house of about 270 m . 6 bedrooms and 6 bathrooms.



INFORMATION

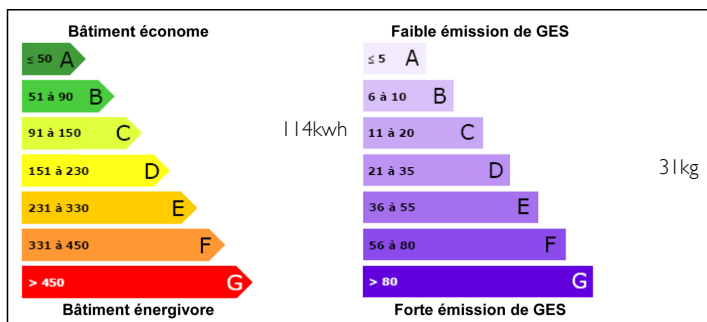
Town:	Saint Gervais Sous Meymont
Department:	Puy-de-Dôme
Bed:	6
Bath:	6
Floor:	270 m2
Plot Size:	17445 m2

IN BRIEF

This house dating from the 19th century and built on the remains of a 12th century castle. Plot of 1.7 hectare with swimming pool and a barn of 120 m².



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 provision is as follows:

Entrance hall with beautiful staircase, living/ dining room (approx. 35 m²) with fireplace and stove, original stone paving, spacious fitted kitchen with dining area. WC and laundry/boiler room with access to the cellar.

On the 1st floor: 2 spacious bedrooms each with bathroom, one with bathtub and shower.

On the 2nd floor: 3 spacious bedrooms each with bathroom and one with balcony.

Attached cottage of 49 m² with a separate entrance and built in wood and stone. Composed of a living room with kitchenette and bedroom with en suite bathroom.

Outside: Renovated barn of 120 m² on the ground with water supply and connected to the septic tank giving the possibility to create a self-contained dwelling. Double garage and tool shed adjacent to the main entrance. stone pigeon house on the other side of the house. Enclosed stone wall garden providing privacy around the 8 x 4m heated pool tower with shaded terrace. Access from the garden to the garden and orchard. The rest of the land is composed of wood and meadow. Altitude: 630m. The property is in very good condition with central gas heating (boiler 2017), good insulation and double glazing. Septic tank 2017.

The house is located in the heart of the Livradois Forez Regional Natural Park and enjoys magnificent views of the Forez Mountains and the surrounding countryside. Only 20 minutes from all shops.

LOCAL TAXES

Taxe foncière: EUR

Taxe habitation: EUR

NOTES