LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37663LV63 Price: 299 600 EUR

agency fees included: 7 % TTC to be paid by the buyer (280 000 EUR without fees)

Beautiful house, in small hamlet, 3 bed, 3 bath, Lovely nice garden, at Edge of forest. 3km from Pionsat.















INFORMATION

Town:	La Cellette
Department:	Puy-de-Dôme
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	2932 m2

IN BRIEF

This lovely house is located in a quiet hamlet. The living area has a large kitchen with a beautiful fireplace and wood stove and wonderful volvic stone floor. Next to it is a room, now used as an office - reading room. You then walk through to a large, open, bright living space with lots of windows. Also on the ground floor is a utility room with shower and separate toilet.

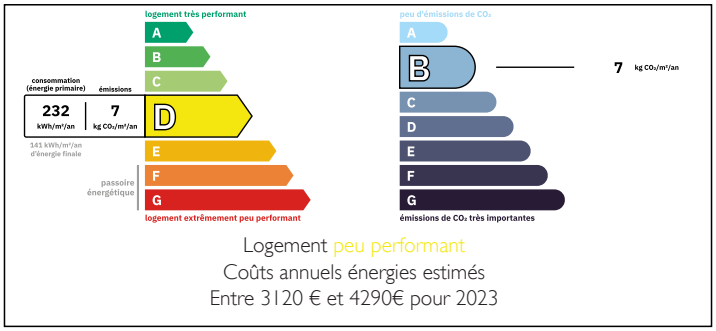
On the first floor there is a bedroom, room used as library and a bathroom with bath/shower toilet. In the attic has a large room and a small room with shower and toilet.

The house has a nice enclosed garden with a view and a large carport and small barn/storage room and shed with solar panels.

It is located at the edge of the forest.

It is located in the Puy-de-dôme (63), known for its volcanic area with beautiful lakes and rugged nature reserve. Pionsat with restaurants, bakery, butcher, supermarket and school at 3 km. St-Eloy-les mines at 15 km .Clermont-Ferrand airport an hour away. Montlucon 30 minutes .

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3120 € et 4290€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **887 EUR**

NOTES

DESCRIPTION

An old farmhouse dating from 1855, 200 m from the woods, completely renovated, with 2 entrance doors.
On the ground floor, a large kitchen/dining room, with a large fireplace and a Volvic flagstone floor. A sitting room with fireplace and a very cosy area overlooking the woodland and garden, with terrace.
This space is connected to a shower room/laundry room and on the other side to an entrance hall and WC.
Upstairs, 2 bedrooms and a bathroom with toilet.
On the upper floor a spacious bedroom, a small bedroom and a shower room with WC.
Outbuildings: garden shed with woodshed, vehicle shed with separate woodshed. A pergola with 9 solar panels.
Newly installed sewage system. Septic tank to standard. Rainwater tank (6000 l) with pump. Heating with heat pump and radiators and a wood stove in the kitchen.

Ground floor;
Kitchen 35 m²
Office 26 m²
Living room 40 m²
cellar 23 m²
Utility room 6 m²
Hall with toilet 6 m²

first floor
Room1 16.5 m²
room 2 24 m²
bathroom 6 m²

Attic
Room1 40 m²
Room 2 12 m²
Bathroom 7 m²

Carport 20 m² Wood storage 10 m²
Barn 15 m²
Solar pannel 14...

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