

Beautiful house in a village, to renovate. Includes a number of outbuildings with several possibilities.



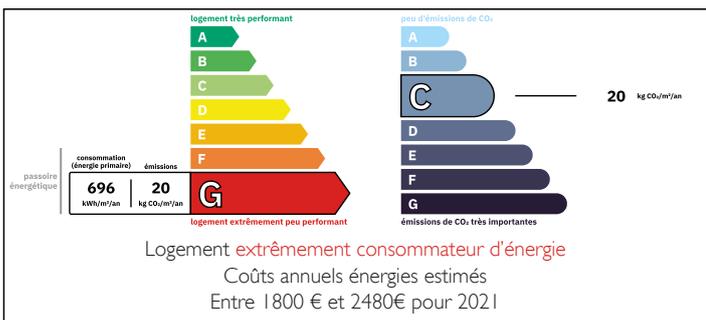
INFORMATION

Town:	Saint-Avit
Department:	Puy-de-Dôme
Bed:	5
Bath:	2
Floor:	240 m ²
Plot Size:	1205 m ²

IN BRIEF

Beautiful house in the centre of a village, located on a main road between the Creuse and the Puy de Dôme. In a village with all amenities. Only 13 km from Pontaumur with schools, shops, hairdressers and restaurant and hotel, 33 km from Aubusson, 55 km from Clermont-Ferrand (international airport and train station) and 53 km from Le Mont Dore (ski slopes). Next to the house there are three annexes with great potential, the house needs renovation but is habitable. Beautiful views of the surrounding countryside at the back of the house.

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.



LOCAL TAXES

Taxe foncière: 1491 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house has a basement and has around 80 m² habitable but extra living space can be made.

Habitable but need to be renovated, a nice living space, luminous and of 40 m² comprising a kitchen a dining area and a sitting room with a fire place. Nice view at the back from the balcony.

There are 3 bedrooms and a shower room. The wooden floors are in good condition, single glaze windows, cast iron radiators but there is no heating system.

The house is built on a basement where there are two rooms with access to water.

There is a very nice and spacious attached stone outbuilding, ground floor 70 m².

A second detached stone outbuilding of 25 m²

Main room : 40m²

Bedroom 1 : 11 m²

Bedroom 2 :: 10 m²

Bedroom 3 : 9 m²

Shower room : 5m²

Basement : 33 m²

Attached outbuilding : 70 m²

Detached outbuilding : 25 m²

One of the annexes is around 160 m² and is been divided in 3 apartments but need a complete renovation, has a spacious loft, cellar 50 m², garage 36 m², radiators and an old oil boiler.

The house is connected to the main drainage.

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