

Large house with six bedrooms (320m), two bathrooms and kitchen. Stables and garden room.



INFORMATION

Town:	Brioude
Department:	Haute-Loire
Bed:	6
Bath:	2
Floor:	320 m2
Plot Size:	612 m2

IN BRIEF

A large town centre property (321sqm), currently with four bedrooms, but further rooms could be converted.

The ground floor has an indoor garage gym and yoga room, as well as a summer kitchen.

The first floor has a combined lounge and dining room, office, bathroom and kitchen. A great raised patio area with access to the garden.

Second floor has two bedrooms and two storage room, with WC and bathroom. These are all accessed from a large entertainment room (35sqm) with a balcony.

The wooden staircase leads to a third floor with two further bedrooms and small bathroom.

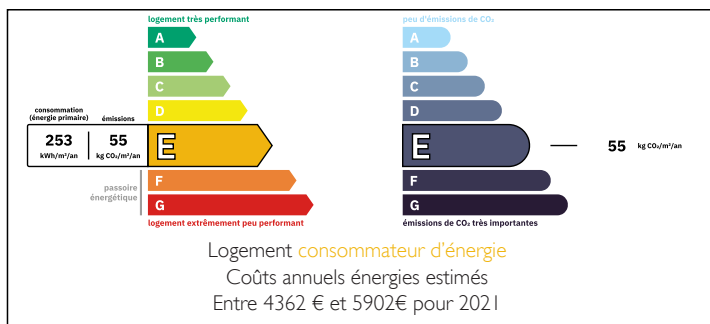
A hydraulic lift gives access to two floors of the house from the ground.

In the large raised garden are two further buildings ready for conversion, possibly for family and friends or for a gite.

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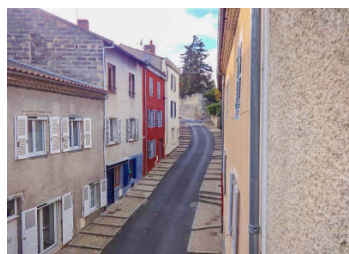


ENERGY - DPE



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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: 3181 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This town centre house is ideally placed for a family home and has potential for bed and breakfast accommodation.

Access is either by vehicle through electric doors or by foot into a beautiful reception area. On this ground floor there is a garage for two cars with access to the large garden. There are two rooms that are currently used as a gym and yoga room, that could both be changed to bedrooms. A summer kitchen, with heating and water boiler, with storage area and wine cellar. A hydraulic lift serves two further floors.

The first floor is accessed by an ornate wooden staircase. A large dining area and lounge (32sqm) has double glazed windows giving views of the garden and rooftops of Brioude.

An office, which again could be transformed into a bedroom, with a bathroom close by. A kitchen which gives access to the lift as well as a fantastic, raised terrace, with access to the garden.

The second floor has a large entertainment area (35sqm) with balcony and views across the city. Two bedrooms and two storage / utility rooms and bathroom are also on this floor.

The wooden staircase continues to the third floor where another two bedrooms are located.

In the large raised garden are two further buildings ready for conversion, possibly for family and friends or for a gite.

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