

Semi-detached house:kitchen, living room, shower room, 5 bedrooms, toilet, garage, cellar. Garden and meadows

EXCLUSIVE



INFORMATION

Town:	Vaumas
Department:	Allier
Bed:	5
Bath:	1
Floor:	118 m2
Plot Size:	7203 m2

IN BRIEF

Ground floor:

L-shaped kitchen 14m2

Living room 34m2

Bedroom 1 20m2

Bedroom 2 13m2

toilet

Shower room 6m2

1st floor:

Bedroom 3 10m2

Bedroom 4 10m2

Bedroom 5 12m2

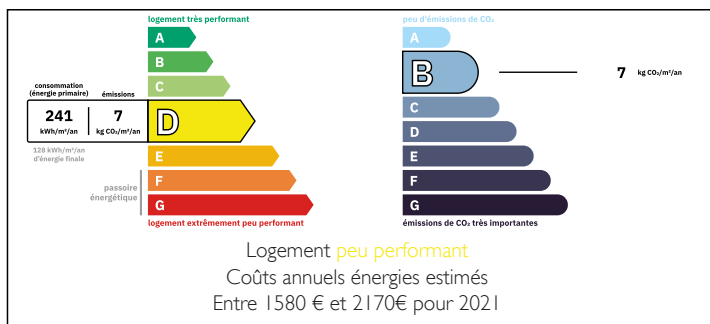
Cellar 9m2

Garage 36m2

Land: 7203 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 house has an L-shaped kitchen of 14m². There is another bedroom of 13m², a large room of 20m² on the ground floor. A living room of 34m² with an insert stove (wood) and a bathroom of 6m² with sink, shower and toilet and a connection for the washing machine. From the living room there is a staircase to the basement (9m²) and a staircase to the 1st floor. On the 1st floor there are 3 bedrooms. (10m² – 10m² – 12m²)

In this property there is a wood burning stove in the living room, there is oil fired central heating. And there are also electric heaters in several rooms. Hot water by electric water heater (200 liters) which is located in 1 of the bedrooms on the 1st floor.

Cooking is done with gas in the kitchen. There are 2 gas bottles in the basement, the pipe goes up to the kitchen. In the kitchen there is also the connection for a dishwasher, and there is an extractor hood in the kitchen.

There is three-phase electricity in the house. The house is connected to mains drainage, so there is no septic tank, which is a very big advantage. So you don't have to consider installing a new septic tank, which quickly adds up to high costs.

This house has a large garden behind the house, which rises slightly to a meadow at the rear which is also part of the property. There is...

LOCAL TAXES

Taxe habitation: EUR

NOTES