

Old stone farmhouse and small house with traditional bread oven, Complete renovation project !



INFORMATION

Town:	Menat
Department:	Puy-de-Dôme
Bed:	0
Bath:	0
Floor:	60 m2
Plot Size:	634 m2

IN BRIEF

Old farmhouse, still with many old details. Needs to be renovated. It has a quiet location on a country road. About 50 metres away is an old house with a traditional bread oven, which could be converted into a nice gîte. There is also a piece of land of about 400 square metres. Nice project for someone who likes a challenge!



ENERGY - DPE

DPE not required.

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

Old stone farmhouse for renovation.
With old house with traditional bread oven.

Farm area
Ground floor:
2 small rooms of 6 m² each
Room 20 m²
Room 35 m²
Garage 16 m²
Cave 19 m²
Above it all an upper floor.

Cottage about 25 m² with upper floor.
There is no water connection/No septic tank
Electricity needs to be renewed

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

LOCAL TAXES

Taxe foncière:	64 EUR
Taxe habitation:	EUR

NOTES