

Beautiful stone 5 bedroom house to renovate, outbuildings, garden, land, quiet hamlet close to amenities



## ENERGY - DPE

DPE not required.

## INFORMATION

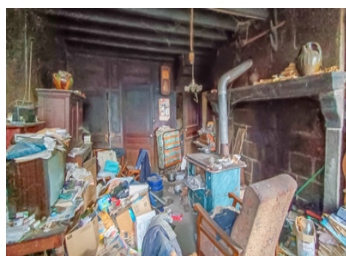
<b>Town:</b>	<b>Pontaurmur</b>
<b>Department:</b>	<b>Puy-de-Dôme</b>
<b>Bed:</b>	<b>5</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>160 m2</b>
<b>Plot Size:</b>	<b>13630 m2</b>

## IN BRIEF

This beautiful stone house has many original details and can be renovated to your own taste. It has 3 rooms on the ground floor and 5 bedrooms on the first floor. There is a beautiful attic that can be converted and a cellar under a part of the house. The house needs to be connected to water and is to be fully renovated, included the roof. There is a big garden and a few outbuildings in bad condition and to renovate as well. The property is located in a quiet hamlet at approx 3 km from the first amenities, at approx 15 km from Pontaurmur with all daily amenities, at 56 km from Clermont-Ferrand (international airport) and 60 km from Mont Dore (ski slopes). In the Puy de Dôme, Auvergne.

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

Ground floor (approx 70 m2)

- Living space with stone chimney and stairs to the first floor and access to the cellar
- 2 rooms

First floor (approx 70 m2)

- Landing with stairs to the attic
- 5 bedrooms

Attic + cellar

The house has a very old electrical installation that needs to be completely renewed, and it needs to be connected to mains water.

A septic tank needs to be installed.

Outbuildings and garden (1505 m2)

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES