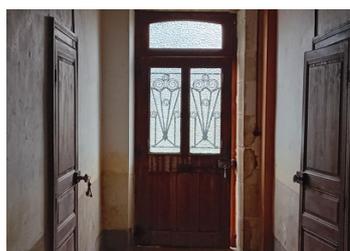


## Individual House. Outbuildings Attached Land Garden Orchard



## INFORMATION

<b>Town:</b>	<b>Mazirat</b>
<b>Department:</b>	<b>Allier</b>
<b>Bed:</b>	<b>4</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>235 m2</b>
<b>Plot Size:</b>	<b>14192 m2</b>



## IN BRIEF

This lovely house situated in a semi isolated/Hamlet position, with Evaux-les-Bains with its ample amenities being only a 10 minute car journey away and the city of Montluçon a 20 minutes car journey, offers an ideal purchase for someone looking for quiet country living but with essentials readily accessible nearby.

## 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

Ground floor

- Entrance hallway
- Large room to right
- Large room to left, with adjacent room
- Along hallway is a further room
- Stairway up to 2nd floor
- 1 very large bedroom and 3 smaller bedrooms
- Ladders leading up to a large attic area
- Bathroom

Heating: None onsite

Insulation: None onsite

Electricity: Onsite

Drainage: No mains drainage

Outside

- Large Garden and Orchard
- Various Outbuildings

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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