

Lovely 8 beds 4 baths château, large courtyard/garden (3500 m2), outbuildings, in market town with amenities

EXCLUSIVE



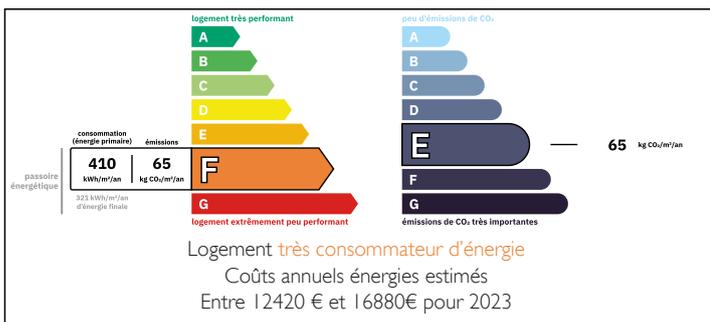
INFORMATION

Town:	Giat
Department:	Puy-de-Dôme
Bed:	8
Bath:	2
Floor:	335 m2
Plot Size:	3500 m2

IN BRIEF

This beautiful chateau is situated in the heart of the village of Giat, known for its popular monthly market. Over 3 levels it offers 335 m² of habitable space. With 8 bedrooms and 4 bathrooms it would make an ideal large family home or for bed and breakfast. The property is surrounded by a walled garden with mature trees and a swimming pool that needs to be renovated (total plot size 3500 m²). There is a garage and pighouse. The property is situated at walking distance to the village of Giat with all daily amenities and surrounded by many beautiful towns and villages, lakes and mountains, so plenty to offer. At approx 60 km from Clermont-Ferrand (international airport), 125 km from Limoges (international airport) and approx 45 km from Mont Dore (ski slopes). In the Puy de Dôme,...

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

Ground floor :

- large entrance hallway
- kitchen with fitted units (19 m2)
- lounge with fire place/ tower (27 m2)
- dining room / tower (25 m2)
- office room with woodburner (14 m2)
- separate toilet
- utility room with access to cellar with oil boiler

First floor:

- bedroom with tower and chimney (22.5 m2) with ensuite bathroom (bath/shower, 2x sink, toilet, 11.5 m2)
- bedroom to finish with tower and chimney and bathroom with toilet (22.5 m2)
- bedroom with sink and shower (to finish) (18 m2)
- bedroom to finish with shower cabinet (18 m2)
- Separate toilet

Second floor:

- four bedrooms (10m², 16m², 18m², 23m²)
- playroom (16m²)
- bathroom (shower, bath, sink toilet) (6 m2)

Basement under the house with four rooms originally used by the staff to prepare food etc, here you will find the oil central heating system

There is a garage and an old pighouse which could be converted into further accommodation.

The walled garden at the rear of the Chateau has mature trees, a terraced area, a swimming pool to renovate and lovely views over the countryside.

Most of the windows are single glazed, the house has oil central heating and is on mains drainage.

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

LOCAL TAXES

Taxe foncière: 2073 EUR

Taxe habitation: EUR

NOTES