

Beautiful house, in small hamlet, 3 bed, 3 bath, Lovely nice garden, at Edge of forest. 3km from Pionsat.



INFORMATION

Town:	La Cellette
Department:	Puy-de-Dôme
Bed:	3
Bath:	3
Floor:	180 m2
Plot Size:	2932 m2

IN BRIEF

This lovely house is located in a quiet hamlet. The living area has a large kitchen with a beautiful fireplace and wood stove and wonderful volcanic stone floor. Next to it is a room, now used as an office - reading room. You then walk through to a large, open, bright living space with lots of windows. Also on the ground floor is a utility room with shower and separate toilet.

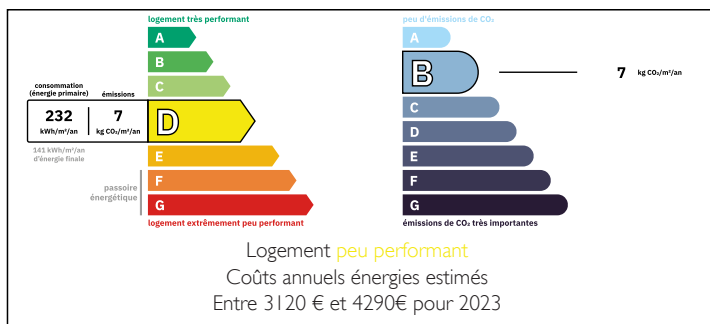
On the first floor there is a bedroom, room used as library and a bathroom with bath/shower toilet. In the attic has a large room and a small room with shower and toilet.

The house has a nice enclosed garden with a view and a large carport and small barn/storage room and shed with solar panels.

It is located at the edge of the forest.

It is located in the...

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: **887 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

An old farmhouse dating from 1855, 200 m from the woods, completely renovated, with 2 entrance doors.

On the ground floor, a large kitchen/dining room, with a large fireplace and a Volvic flagstone floor. A sitting room with fireplace and a very cosy area overlooking the woodland and garden, with terrace. This space is connected to a shower room/laundry room and on the other side to an entrance hall and WC.

Upstairs, 2 bedrooms and a bathroom with toilet.

On the upper floor a spacious bedroom, a small bedroom and a shower room with WC.

Outbuildings: garden shed with woodshed, vehicle shed with separate woodshed. A pergola with 9 solar panels.

Newly installed sewage system. Septic tank to standard. Rainwater tank (6000 l) with pump. Heating with heat pump and radiators and a wood stove in the kitchen.

Ground floor;
Kitchen 35 m²
Office 26 m²
Living room 40 m²
cellar 23 m²
Utility room 6 m²
Hall with toilet 6 m²

first floor
Room 1 16.5 m²
room 2 24 m²
bathroom 6 m²

Attic
Room 1 40 m²
Room 2 ...