

Four-bedroom property with two kitchens and three bathrooms. Garden with swimming pool and barn.



## INFORMATION

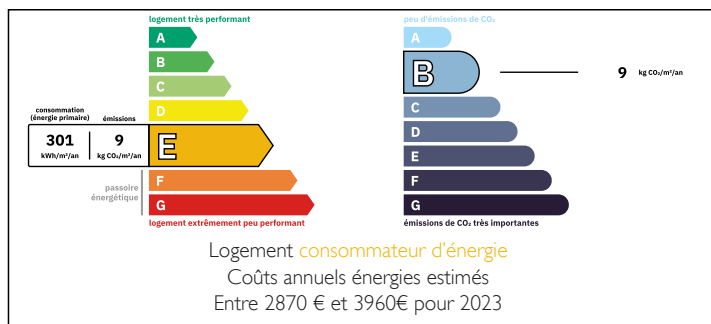
Town:	Apchat
Department:	Puy-de-Dôme
Bed:	4
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	6929 m <sup>2</sup>

## IN BRIEF

This stunning property, combines a three bedroom house with a small separate gite. The properties are located in a small hamlet, privacy is achieved with separate gated access. The main house is accessed from the garden, which has an in-ground swimming pool and stunning views across the open countryside.

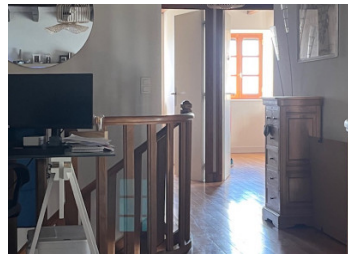
The kitchen and dining area is the first room, with views through a large window / glass door. The kitchen is fully fitted with appliances, ideal for entertaining friends and family. Walking through an archway, you enter a large lounge area with views of the garden and fireplace. There are two storage rooms, one is used for the swimming pool heater and filtration system. The first floor is accessed via a wooden staircase with a mezzanine floor, used as office space. The three bedrooms and shower room with W/C are also...

## 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

This stunning property, combines a three bedroom house with a small separate gite. The properties are located in a small hamlet, privacy is achieved with separate gated access. The main house is accessed from the garden, which has an in-ground swimming pool and stunning views across the open countryside.

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The gite house is 61sqm with a good sized combined kitchen and lounge area. One large bedroom, that has a double bed and bunk-bed. Separate terraced area for outdoor entertaining.

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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