

Beautiful House with Large Barn, Calmly Located and Stunning Views



INFORMATION

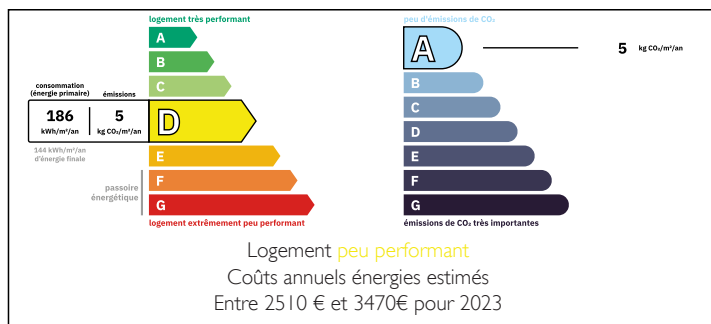
Town:	Buxières-sous-Montaigut
Department:	Puy-de-Dôme
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	5463 m2

IN BRIEF

This beautiful house, located at the end of a cul-de-sac, offers breathtaking views of the Puy de Dôme, along with a large detached barn.



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:

- Entrance
- Kitchen / dining area
- Small cosy living room with access to the terrace
- Larger living room with its own dining area
- One bedroom
- Shower room with private WC

First Floor:

- Two large bedrooms
- Shower room with WC
- An attic area converted into a workshop, easily transformable into two additional bedrooms

On the side of the house, there is a smaller workshop and access to the cellar.
There is also a very large barn (150 m²), a garage, and a well.

Located 7 minutes from St Eloy-les-Mines, where you will find all amenities.
25 minutes from the Sioule gorges.

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

LOCAL TAXES

Taxe foncière:	700 EUR
Taxe habitation:	EUR

NOTES