

## Detached Longère to Renovate with 115 m Convertible Attic Space in a Peaceful Setting

**EXCLUSIVE**

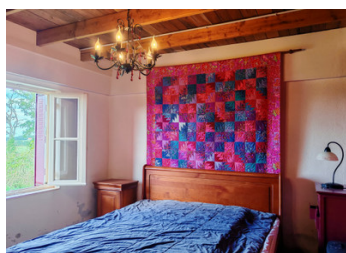


## INFORMATION

Town:	Moureuille
Department:	Puy-de-Dôme
Bed:	1
Bath:	2
Floor:	98 m <sup>2</sup>
Plot Size:	1824 m <sup>2</sup>

## IN BRIEF

Charming detached longère to renovate, set in a peaceful location with no immediate neighbours. The property includes two adjoining houses (one immediately habitable), a 115 m<sup>2</sup> convertible attic, an outbuilding with a bread oven, and a fenced plot of 1,800 m<sup>2</sup> offering beautiful views over the surrounding countryside.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Located just 8 km from Saint-Éloy-les-Mines, 36 km from Montluçon and 65 km from Clermont-Ferrand, this traditional longère offers a quiet environment with great renovation potential. The property consists of two adjoining houses with a garage in between, one of which is immediately habitable, a spacious 115 m<sup>2</sup> convertible attic, and a charming outbuilding.

Ground Floor:

First house (50 m<sup>2</sup>) – immediately habitable

-Living room with kitchen area (35 m<sup>2</sup>)

-Bedroom (10 m<sup>2</sup>)

-Bathroom (5 m<sup>2</sup>)

Second house (48 m<sup>2</sup>)

-Living room (19 m<sup>2</sup>)

-Kitchen (15 m<sup>2</sup>)

-Bathroom (6 m<sup>2</sup>)

-Utility room with access to the attic (8 m<sup>2</sup>)

Between the two houses

-Barn (17 m<sup>2</sup>), ideal for storage or future conversion.

First Floor:

-The entire first floor (115 m<sup>2</sup>) extends over both houses. This space can be used as storage or converted into additional bedrooms, living areas, or guest rooms.

-Outbuilding:

Outside, a small cottage with a traditional bread oven currently serves as a guest room and adds extra charm to the property.

Set on a plot of 1,800 m<sup>2</sup>, the property enjoys a tranquil setting with no immediate neighbours. From the terrace, you can take in open views of the surrounding meadows and rolling hills.

This character property requires renovation, but it offers undeniable potential to create a beautiful home.