

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

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

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

IN BRIEF

Charming detached longère to renovate, with no immediate neighbours. This property is set in a peaceful location not far from the lively town of Saint-Éloy-les-Mines. Here you will find everything for daily life including schools, supermarkets, local shops, cafés and restaurants. The weekly Saturday market brings fresh produce and a friendly atmosphere to the town centre.

For leisure, Saint-Éloy offers a swimming lake with a children's play area and walking and cycling paths. The beautiful Gorges de la Sioule are also within easy reach, perfect for hiking, canoeing and enjoying the unspoilt scenery.

Saint-Éloy is exceptionally well located, with easy access to Clermont-Ferrand and Montluçon, as well as Montmarault and Vichy, making it an ideal base in the heart of the Auvergne.

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

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 m² convertible attic, and a charming outbuilding.

Ground Floor:

First house (50 m²) – immediately habitable

-Living room with kitchen area (35 m²)

-Bedroom (10 m²)

-Bathroom (5 m²)

Second house (48 m²)

-Living room (19 m²)

-Kitchen (15 m²)

-Bathroom (6 m²)

-Utility room with access to the attic (8 m²)

Between the two houses

-Barn (17 m²), ideal for storage or future conversion.

First Floor:

-The entire first floor (115 m²) 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 m², 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.

LOCAL TAXES

Taxe habitation:

EUR

NOTES