

Lovely 4 bedroom farmhouse with barn and garden, quiet hamlet close to amenities

EXCLUSIVE



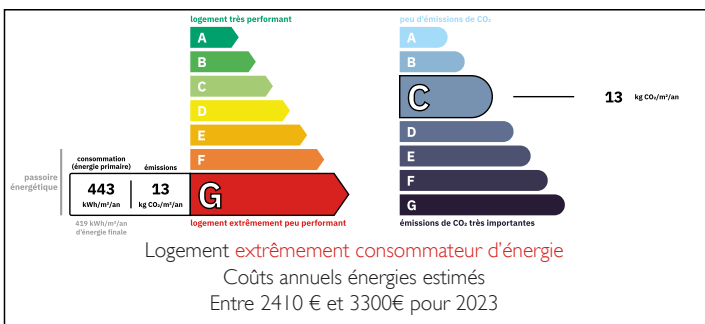
## INFORMATION

Town:	Pontaumur
Department:	Puy-de-Dôme
Bed:	4
Bath:	1
Floor:	133 m <sup>2</sup>
Plot Size:	410 m <sup>2</sup>

## IN BRIEF

This lovely property is immediately habitable and is suitable as a holiday home but also big enough to live permanent with a family. It has a large kitchen and dining area on the ground floor, a living room and a play room or office room, a small utility room with toilet, and 4 bedrooms and a bathroom with toilet on the first floor. Attached to the house is a barn with a stable underneath; this barn is attached to the neighbor's barn. The property is located in a quiet hamlet, a bit isolated, at approx 14 km from Pontaumur with all daily, at approx 50 km from Clermont-Ferrand (international airport) and approx 40 km from Mont Dore (ski slopes). In the Puy de Dôme, Auvergne.

## 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:

- Kitchen / dining area with stone chimney and wood stove and stairs to first floor (40 m<sup>2</sup>)
- Utility room with toilet (3.5 m<sup>2</sup>)
- Living room with woodburner (16 m<sup>2</sup>)
- Play room / office room (13.5 m<sup>2</sup>)

First floor:

- 4 bedrooms (13.5, 12.5, 12, 12 m<sup>2</sup>)
- bathroom with shower, sink, toilet (8 m<sup>2</sup>)

- Attic (accessible from one of the bedrooms) (17 m<sup>2</sup>)

- Cellar under a part of the house

Heating: woodstove in kitchen and woodburner in living room

Insulation: There is insulation between the first floor and the attic, the windows are single glazed

- Attached barn (approx 65 m<sup>2</sup>) with stable underneath

The property is connected to a septic tank

## LOCAL TAXES

Taxe foncière: **183 EUR**

Taxe habitation: **EUR**

## NOTES

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