



Ref: A41121MRS63

Price: 69 900 EUR

agency fees included: 6600 € TTC to be paid by the buyer (63 300 EUR without fees)

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



## INFORMATION

Town: Pontaumur

Department: Puy-de-Dôme

Bed: 4

Bath:

Floor: 133 m<sup>2</sup>

Plot Size: 410 m2









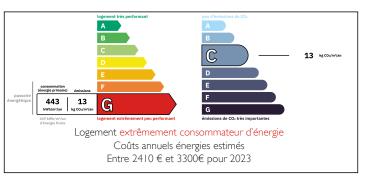




# IN BRIEF

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**



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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.

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## LOCAL TAXES

Taxe foncière: 183 EUR

Taxe habitation: EUR

## DESCRIPTION

### Ground floor:

- Kitchen / dining area with stone chimney and wood stove and stairs to first floor (40 m2)
- Utility room with toilet (3.5 m2)
- Living room with woodburner (16 m2)
- Play room / office room (13.5 m2)

### First floor:

- 4 bedrooms (13..5, 12.5, 12, 12 m2)
- bathroom with shower, sink, toilet (8 m2)
- Attic (accessible from one of the bedrooms) (17 m2)
- 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 m2) with stable underneath

The property is connected to a septic tank

**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