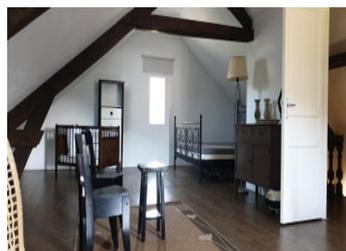
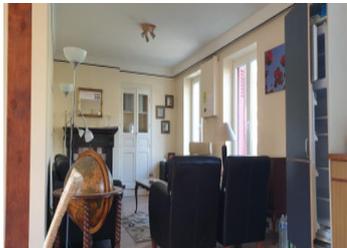


## Large Renovated Village House with Land and Mountain Views in Auvergne



## INFORMATION

Town:	Châteauneuf-les-Bains
Department:	Puy-de-Dôme
Bed:	4
Bath:	2
Floor:	203 m <sup>2</sup>
Plot Size:	1370 m <sup>2</sup>



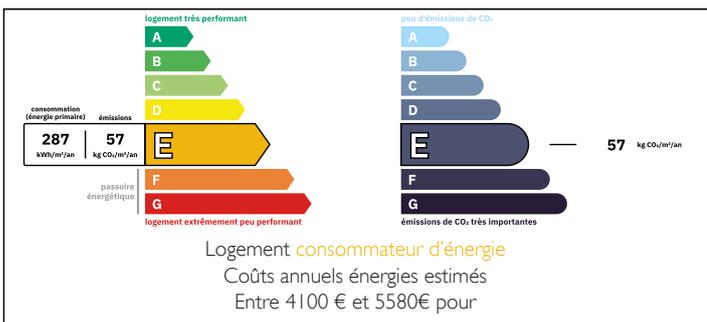
## IN BRIEF

Large village house in the heart of a small spa town in Auvergne, fully renovated and ready to move in.

The ground floor features a bright entrance leading to a 12 m<sup>2</sup> tiled veranda, a 54 m<sup>2</sup> living area with kitchen, lounge, and dining space, a small lounge/bedroom, and a fully tiled shower room. On the second floor, a 9.5 m<sup>2</sup> corridor leads to three bedrooms (9, 10, and 14 m<sup>2</sup>), a laundry room (7.5 m<sup>2</sup>), and a 6 m<sup>2</sup> fully tiled shower room. The third floor offers a large 63 m<sup>2</sup> versatile room, with cellar and storage. The 1,370 m<sup>2</sup> plot includes a garden chalet and mountain views.

Châteauneuf-les-Bains is a calm spa town with a preserved natural environment, offering numerous outdoor activities along the Sioule River. All essential amenities are just 5 km away in Saint-Gervais-d'Auvergne, and the A89 motorway is easily reachable within 15 minutes...

## 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

This large village house is located in the heart of Châteauneuf-les-Bains, a small spa town in Auvergne. Fully renovated, clean, and functional, it is ready to move in and offers flexible spaces suitable for any project.

Ground Floor:

Bright entrance leading to a 12 m<sup>2</sup> tiled veranda

Spacious 54 m<sup>2</sup> living area with fitted kitchen, lounge, and dining space

Small lounge that can be used as a bedroom

Fully tiled shower room

Second Floor:

Landing and long 9.5 m<sup>2</sup> corridor

Three bedrooms (9, 10, and 14 m<sup>2</sup>)

Laundry room of 7.5 m<sup>2</sup>

6 m<sup>2</sup> fully tiled shower room

Third Floor:

Landing leading to a large 63 m<sup>2</sup> room currently used as a dormitory but versatile for other layouts

Outbuildings and Exterior:

Cellar and storage room

1,370 m<sup>2</sup> gently sloping plot with garden chalet and mountain views

Environment:

Châteauneuf-les-Bains is a calm spa town with a preserved natural setting and outdoor activities along the Sioule River. All essential amenities are just

## LOCAL TAXES

Taxe habitation: EUR

## NOTES