

## Superb Family Home – 238 m – Absolute Peace and Quiet – Energy Rating B



## INFORMATION

Town:	Escoutoux
Department:	Puy-de-Dôme
Bed:	5
Bath:	1
Floor:	238 m <sup>2</sup>
Plot Size:	2300 m <sup>2</sup>

## IN BRIEF

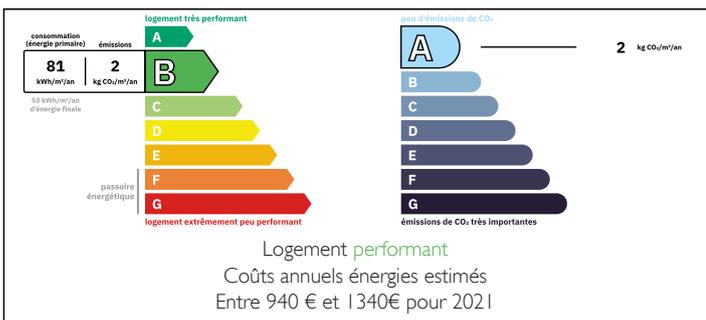
Nestled in a peaceful hamlet attached to the commune of Escoutoux, this beautiful period stone and rammed earth house offers 238 m<sup>2</sup> of comfortable living space. Fully renovated with taste, it combines the charm of the old with modern comfort: excellent energy performance (Energy Rating B), double glazing and a recent heat pump.

A spacious and bright living room with fireplace and dining area, and a fully fitted kitchen opening onto the terrace and summer kitchen. The property offers 7 rooms including 5 bedrooms and 2 lounges, harmoniously arranged over three levels.

Outside, every corner has been designed to make the most of the sunny days: several relaxation areas, small garden lounge spaces ideal for convivial moments, a wooden-clad above-ground pool and an adjoining jacuzzi.

A chalet at the rear of the garden, perfect for

## 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.



## LOCAL TAXES

**Taxe foncière: 1700 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Nestled in a peaceful hamlet attached to the commune of Escoutoux, this beautiful period stone and rammed earth house offers 238 m<sup>2</sup> of comfortable living space. Perfectly maintained and tastefully renovated, it combines the charm of the old with modern comfort — featuring excellent energy performance (Energy Rating B), double glazing and a recent heat pump.

From the moment you arrive, a pleasant terrace welcomes you, extended above by a second space arranged in a “Moroccan lounge” style, ideal for summer evenings.

You enter into a large, bright and welcoming living room with fireplace and dining area. The fully fitted kitchen opens easily to the outside and provides direct access to the summer kitchen on the terrace — perfect for entertaining with ease.

The house comprises 7 rooms including 5 bedrooms and 2 lounges, harmoniously arranged as follows:

On the first floor: one bedroom, a bathroom, WC and a second living room, with two adjoining bedrooms.

On the top floor: two additional bedrooms.

Outside, every corner has been thoughtfully designed to make the most of the sunny days: several relaxation areas, small garden lounge spaces ideal for convivial moments, a wooden-clad above-ground pool and an adjoining jacuzzi... The whole setting creates a holiday atmosphere all year round.

At the rear of the property, a charming small chalet with sofa provides additional space, much appreciated in summer.

Additional information: