

146 sqm house – 5 bedrooms – Garden, terrace & energy-efficient features



INFORMATION

Town:	Beaumont
Department:	Puy-de-Dôme
Bed:	5
Bath:	2
Floor:	146 m ²
Plot Size:	820 m ²

IN BRIEF

Located close to local amenities, this 146 sqm house (built in 1989) sits on a well-maintained, enclosed 820 sqm plot.

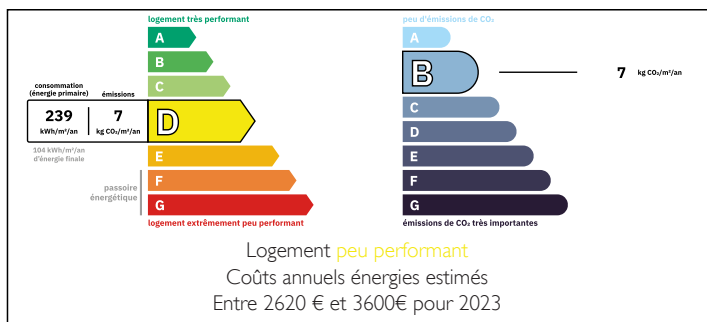
Ground floor: entrance hall leading to 2 bedrooms, a shower room, WC, utility room, with access to a large double garage and a cellar.

Upstairs: bright, dual-aspect living area with a fully equipped kitchen opening onto a southwest-facing terrace. A separate sleeping area includes 3 additional bedrooms, a bathroom and WC.

The house is in very good condition, renovated with quality materials (double glazing, electric shutters).

The garden is well kept, featuring a vegetable plot, greenhouse, shed and automatic irrigation system using rainwater collection.

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.

A functional, bright and energy-efficient home.



DESCRIPTION

Ideally located close to local amenities, this house built in 1989 offers approximately 146 sqm of living space on a well-maintained 820 sqm plot.

From the entrance, the ground floor features a hallway leading to two bedrooms, a shower room, a separate WC and a utility room. This level also provides access to a large double garage and a cellar, offering ample storage space.

Upstairs, you will find a bright and welcoming dual-aspect living area, along with a fully fitted adjoining kitchen opening onto a southwest-facing terrace, perfect for enjoying sunny days.

A separate sleeping area includes three additional bedrooms, a bathroom and a separate WC.

The house is in very good overall condition, regularly maintained and renovated using quality materials (wood joinery, double glazing, electric shutters with centralized control).

Outside, the garden reflects the same level of care: a large vegetable plot, a shed, a greenhouse, and an automatic irrigation system supplied by rainwater harvesting.

A key highlight of the property is its energy equipment.

The house is fitted with thermal solar panels with storage batteries, as well as photovoltaic panels.

- Self-consumption reduces overall energy use by approximately 17%

- Surplus resale: €150 per year

- Annual production: €1,150

These installations significantly reduce, and in some cases nearly eliminate, energy bills.

The heating system combines:

LOCAL TAXES

Taxe habitation:

EUR

NOTES