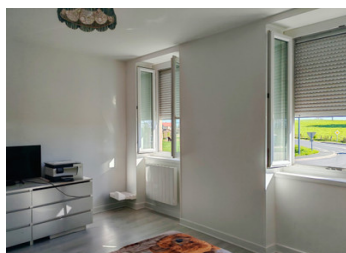


Renovated Dual-House Property with 280m Workshop



INFORMATION

Town:	Saint-Éloy-les-Mines
Department:	Puy-de-Dôme
Bed:	6
Bath:	3
Floor:	216 m2
Plot Size:	15774 m2

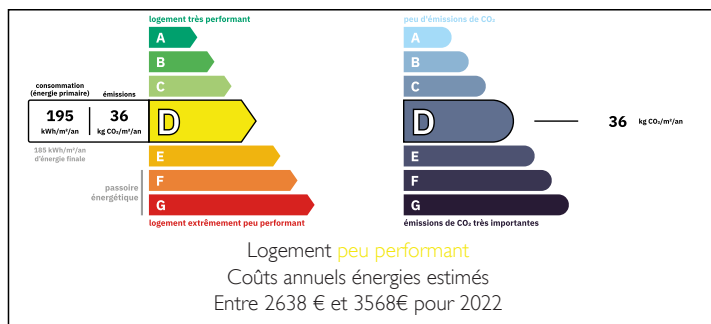


IN BRIEF

Located just 4 km from Saint-Éloy-les-Mines, this property enjoys an ideal location close to all amenities: shops, schools, and employment opportunities. The area also offers a pleasant living environment with numerous natural spaces, including lakes, forests, and hiking trails, perfect for nature lovers and outdoor enthusiasts.

Set on more than one hectare of land, this property complex offers great potential and excellent visibility thanks to its location along a busy road. It is ideal for a professional activity such as craftsmanship, entrepreneurship, a garage, or workshop, but also for nature-related projects such as floristry, market gardening, or beekeeping. The spacious workshop of approximately 280 m² with a mezzanine provides many possibilities for both professional and personal use.

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: 577 EUR

NOTES

DESCRIPTION

Two residential houses on more than one hectare of land with workshop

This property, consisting of two independent houses, represents a rare opportunity. It is suitable both for a family project (multi-generational living or combining two households) and for a rental investment, with existing rental income already in place.

Both homes have their own independent entrance, have been renovated, and are immediately habitable. They also benefit from high-quality double-glazed windows and doors.

At the rear of the property is a workshop of approximately 280 m² with a mezzanine, perfectly suited for artisanal, mechanical, or production activities. Thanks to its excellent visibility from the main road, this space offers a strategic location for developing a professional business.

First house (100 m²)

Ground floor:

- Living room: 25 m²

- Kitchen: 13 m²

- Toilet

- Laundry room

First floor:

- 3 bedrooms of 17, 13, and 14 m²

- Bathroom: 6 m²

- Access to a convertible attic covering the entire surface area of the house

Electric heating.

Second house (120 m²)

Ground floor:

- Entrance hall / vestibule of 6 m² with toilet

- Living room: 33 m²

- Kitchen: 20 m²

- Bathroom: 4 m²

- Bedroom: 12 m²