

18th century manor house, 660m2, with eight bedrooms, kitchen, two living rooms, two offices & work rooms.



INFORMATION

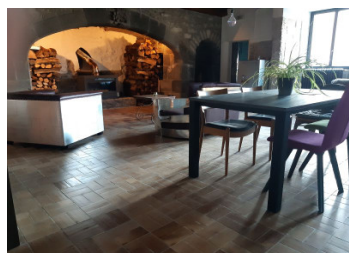
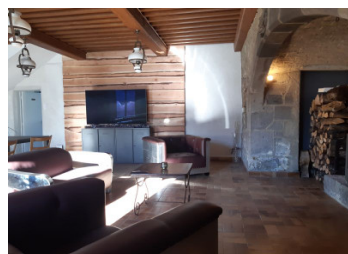
Town:	La Tour-d'Auvergne
Department:	Puy-de-Dôme
Bed:	8
Bath:	3
Floor:	660 m2
Plot Size:	1269 m2

IN BRIEF

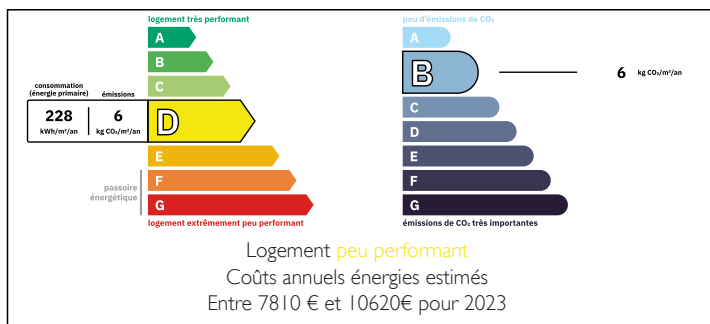
The house is accessed via a grand hallway with a beautiful stone staircase that splits to give access to the first floor.

There are two lounges on the ground floor, perfect for entertaining, one with a beautiful Cantou fireplace with wood stove. The second lounge could be used as a dining room, with a wood stove and easy access to the high quality kitchen. The garden terrace can be accessed via the lounge or kitchen and ideal for summer outdoor entertaining. Moving from the kitchen to numerous workshops and storage areas.

There are two separate staircases on either side of the property as well as the main stone stairs. Three large well appointed bedrooms with private shower rooms and WC, with three more bedrooms and a separate bathroom with rolltop bath. The second floor has two more completed bedrooms...

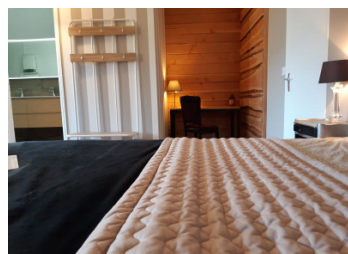


ENERGY - DPE



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

A fantastic opportunity to buy a historic Auvergne manor house, allowing multiple usage for the new owners., situated in a small hamlet in the heart of the Auvergne tourist area.

The house is accessed via a grand hallway with a beautiful stone staircase that splits to give access to the first floor.

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There are two separate staircases on either side of the property as well as the main stone stairs. Three large well appointed bedrooms with private shower rooms and WC, with three more bedrooms and a separate bathroom with rolltop bath. The second floor has two more completed bedrooms with four extra rooms that need to be finished or created into the new owners apartment if the property is to be created in to bed and breakfast.

Works already carried out by artisans.

- * Complete overhaul of the Corrèze slate roof, plumbing and electricity.

- * installation of a 60 kW Hargassner pellet boiler with two 800L buffer tanks each (heating and domestic hot water) and a 6T pellet silo.

- * All windows have been replaced with aluminium double glazing.

- * ...

LOCAL TAXES

Taxe habitation: EUR

NOTES