

Old Farmhouse, 3 km from Pontaumur, for all the amenities necessary, views of the countryside.

EXCLUSIVE



INFORMATION

Town:	Miremont
Department:	Puy-de-Dôme
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	2712 m2

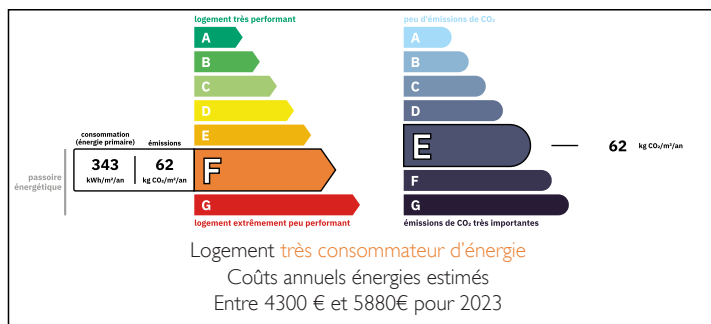
IN BRIEF

Would you like to live in a rural setting to enjoy nature to the fullest?

Just 40 minutes from Clermont-Ferrand, in the municipality of Miremont, 3 km from Pontaumur, where you will find all the amenities necessary for family life, 10 minutes from Lake Les Fades, in a quiet rural location, not overlooked, surrounded by greenery, I am offering this old farmhouse with outbuildings and a beautiful plot of almost 1700 m², with views of the countryside and the Puy de Dôme. This characteristic property consists of 2 floors with, on the ground floor, a room and kitchen, a utility room and a pantry, 1 other room that can serve as a bedroom, a toilet and a bathroom with shower. A beautiful solid wood staircase leads to the upper floor where we find a landing, 4 bedrooms that can accommodate a...

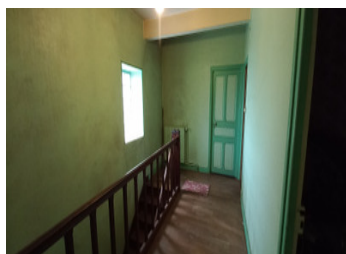


ENERGY - DPE



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

Next to the house are two garages, one with an upper floor.

Looking for storage space? Next to the house is a large barn with a surface area of 225 m² per floor, in very good condition, with a good roof structure, tiled roof and large doors at the top, a concrete floor, allowing vehicles or materials to be stored.

Below this is a former stable with a normal high ceiling.

Adjacent to the house is another outbuilding of ??m² with a bread oven, above which is a space of the same size with access to the attic of the main building.

Next to it is another building of approximately ??m² with a chicken coop and pigsty. The land at the rear of the house consists of pasture and beautiful views, while the front courtyard is fenced in.

The house needs to be renovated, the window frames, electricity, heating and sewerage need to be brought up to standard, but it offers enormous potential. The energy audit has been carried out.

Ground floor:

Kitchen/diner 11 m²

Utility room 7 m²

Hall 10 m²

Living room 8.5 m²

Bedroom ...

LOCAL TAXES

Taxe foncière: 811 EUR

Taxe habitation: EUR

NOTES