

Charming Village House to Renovate, Located on the Church Square of a Medieval Village



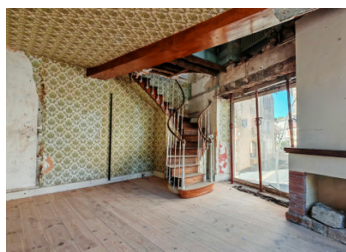
INFORMATION

Town:	Montaigut
Department:	Puy-de-Dôme
Bed:	2
Bath:	0
Floor:	77 m2
Plot Size:	0 m2

IN BRIEF

In the heart of the medieval village of Montaigut, directly on the picturesque church square, this authentic stone house offers a great opportunity for anyone looking to invest in a renovation project full of character.

The property has potential for various uses: it could become a cosy main residence, a holiday home, an artist's studio, a boutique or even a combination of both living and working space. Its central location and original features make it a versatile and appealing canvas for the right buyer.

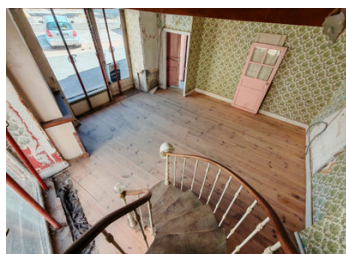


ENERGY - DPE

DPE not required.

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

On the ground floor, there are two rooms of approximately 23 m² and 12.5 m². One of these rooms features two large display windows facing the square, offering great visibility – ideal for a small shop, gallery or creative workspace. A beautiful wooden staircase adds character and leads to the upper floor.

The first floor consists of two bedrooms, including one with French doors that open onto a small balcony at the front of the house. From here, you overlook the surrounding rooftops and get a sense of the peaceful village atmosphere.

Above, the attic space of around 22.5 m² is filled with natural light thanks to roof windows and offers excellent potential for conversion into additional living space, an office,...

The basement of 32.5 m² is divided into several sections, perfect for storage or a wine cellar.

The roof has been recently replaced and is in excellent condition, which is a major plus for a renovation project like this.

While the house requires full interior renovation (including flooring and utilities), its location, structure, and character make it a rare find. A unique opportunity to create something special in one of the most charming corners of the Puy-de-Dôme.

Only 3km from Saint-Eloy les Mines, 20 km from Montluçon, 55 km from Clermont-Ferrand.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **870 EUR**

NOTES