



## Detached house

CHABRELOCHE (63)

**78 000 €\***

\* Agency fees to be paid by the seller



95 m<sup>2</sup>



5 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Located in the town of Chabreloche, 2 km from the school, shops and health center, come and discover this house full of potential. The toll leading to Lyon in 1 hour 15 minutes and to Clermont-Ferrand in 35 minutes is less than 10 minutes from the house. The visit begins with a veranda of approximately 10 m<sup>2</sup>. The first part of the house consists of three rooms of 12 m<sup>2</sup> each. Currently used as a kitchen and two bedrooms, this space can be transformed according to your wishes. Little extra, a sheathed chimney flue is ready to accommodate a stove. Let's continue the visit with the second part, large living room of 26 m<sup>2</sup>. A French window provides direct access to the outside. A fireplace with an insert adds a warm atmosphere, although it requires upgrading before use. A recently redone bathroom and a toilet complete this ground floor. Upstairs, discover two bedrooms and attics offering multiple possibilities, whether for a master suite, a large bedroom, or even 3/4 bedrooms. Explore the outdoors, where two garages provide convenient space for storage and parking. An old workshop, although in need of renovation, promises additional functional space. The land, with around 400 m<sup>2</sup> flat and usable, supplemented by rocky spaces, offers an ideal playground for young and old. The pluses: house connected to mains drainage, recent double glazing changed in 2021 on part of the house, cellar. This house is full of potential and awaits you to realize your projects. Want to know more ? Consult the complete photo report on the Capifrance website (Séverine Brebion), and plan a virtual visit after a telephone interview. Don't wait any longer, your future home is waiting for you!

Fees are the responsibility of the seller. Housing with excessive energy consumption: class F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Séverine BREBION**

**CHABRELOCHE (63250)**

Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 826921

Property type ..... Detached house

Exposure ..... TRAVERSANT N-S

### SURFACES

Living space ..... 95 m<sup>2</sup>

Living room surface ..... 26 m<sup>2</sup>

Land surface ..... 2033 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 4

Toilets count ..... 1

Washrooms ..... 1

### DPE/GES

DPE ..... 375

GES ..... 84

### APPENDIX

Parking ..... garage

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée



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SAS au capital de 100.000 euros

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