



House

ARCONSAT (63)

57 500 €*

* Agency fees to be paid by the seller



96 m²



5 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Located in the small village of Arconsat, in the heart of the Livradois Forez park, come and discover this stone house with a courtyard and its barn of more than 50 m². It is located in a quiet area and only 3 km from shops and approximately 10 km from the A89 toll leading to Clermont-Ferrand in 35 minutes and to Lyon in 1 hour 15 minutes. The visit begins with the living room of almost 30 m² with its open kitchen and its sheathed insert. A small step separates you from a room ideal for a living room but which can be used as an office or third bedroom. This room overlooks the 80 m² courtyard. A laundry room and a separate toilet complete this level. The visit continues upstairs with a landing that can accommodate storage or a reading corner, and its two spacious bedrooms (12.5 and 19.5m²), both with a large closet. A bathroom of more than 8 m² completes the visit to the house. Outside, a barn of more than 50 m² will be perfect for storage, a workshop or to let your desires speak. Another small outbuilding of approximately 10 m² completes this property. Technical side: house connected to mains drainage, energy class D, insulated house, double glazing. A virtual tour is available after an initial telephone contact, so do not hesitate to contact me if you would like more information.

Fees are the responsibility of the seller.

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)

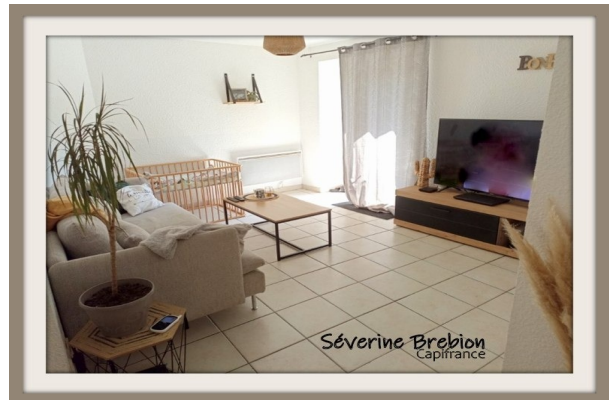
Agent

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Courts service city :
CLERMONT FERRAND

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 841467
Property type House
Year of construction 1850
Exposure TRAVERSANT E-W

SURFACES

Living space 96 m²
Living room surface 28 m²
Land surface 240 m²

COMPOSITION

Number of rooms 5
Number of bedrooms 2
Number of bathrooms 1
Toilets count 2

DPE/GES

DPE 185
GES 5

APPENDIX

Cellar 1
Videophone Non

SERVICES

Heater électricité
Kitchen aménagée



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SAS au capital de 100.000 euros

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