



House

LA MONNERIE LE MONTEL (63)

320 000 €*

* Agency fees to be paid by the seller



224 m²



7 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

Located 40 minutes east of Clermont-Ferrand, in the Thiernoise mountain, come and discover this beautiful property - Open view - Land of 10,670 m². Welcome to this haven of peace where space and nature combine harmoniously. This property offers an incomparable living experience, nestled in an enchanting and preserved setting. Séverine Brebion offers you exclusively this beautiful and large family house with its 257 m² of living space. This residence offers generous living space, perfect for welcoming your family and friends. Spread out on a vast wooded and enclosed plot of 10,670 m², this property offers total privacy as well as a clear view of the surrounding area, allowing you to fully enjoy the surrounding nature. A large hall welcomes you and serves all the rooms of the house, namely a comfortable master suite, but also three other bedrooms with plenty of storage, a bathroom for one of them and a water point for the other two. The living rooms consisting of a living room, a dining room and a kitchen, with an area of 60 m², are also accessible from this hall, as are a WC and the staircase leading upstairs. This is made up of two other bedrooms, one with its private bathroom, and offer additional space for family or guests, as well as large attics for optimal storage. The basement also offers you large volumes with a laundry room, a boiler room, a cellar and a spacious garage. Outside, enjoy a huge terrace surrounding the house and its summer kitchen. The indoor heated swimming pool promises you moments of relaxation all year round. A garage, a carport and even a natural spring are located in the property's pretty park. Additional advantages: Electric gate, triple glazing and connection to mains drainage add to the convenience and comfort of this beautiful residence. To add comfort to life, the school and college are a few steps from the house, the shops and the toll less than 3 km away. This beautiful property may be your future haven of peace, so do not hesitate to contact me for more information. Find the entire photo report on the CapiFrance website.

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.

**** 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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848596
Property type House
Year of construction 1973
Exposure South
View Vue dégagée

SURFACES

Living space 224 m²
Living room surface 55 m²
Land surface 10670 m²

COMPOSITION

Number of rooms 7
Number of bedrooms 6
Number of bathrooms 1
Toilets count 6
Washrooms 2
Terrace 1

DPE/GES

DPE 285
GES 89

APPENDIX

Parking extérieur
Parking space 3
Garage 2
Cellar 1
Videophone Non

SERVICES

Heater fuel
Swimming-pool Yes