



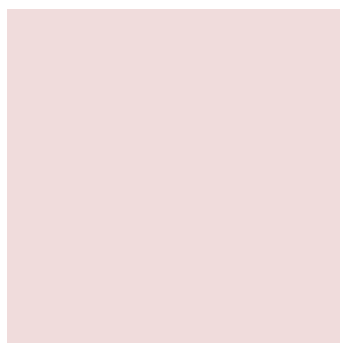
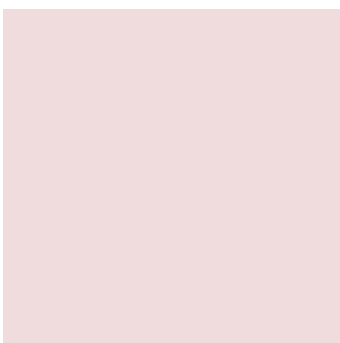
Peyrat-le-château

243 000 € Fees inc.

Fees payable by the buyer
Selling price excluding agency fees 225000€
Agency fees in % inc. vat 8%

Property with great potential! Quiet, unoverlooked house in the countryside, built in the 70s. It offers plenty of living space that can be used as a single dwelling or as several independent areas. It comprises a ground floor living area with two bedrooms, two further bedrooms upstairs and a studio flat on the garden level.

Agency	EYMOUTIERS	Type	Village house
All levels surface	209m ²	Land Surface	2582m ²
Number of rooms	9	Number of bedrooms	4



Informations

Built in 1970
Good general condition
South exposure

Basement :
Garage (2.33 height)
Boiler room/laundry room
Studio : 29 m² & shower room (2.30 m²), toilets

Ground floor (2.70m height)
Lounge/living room:
31.35 m²
Landing : 3.70 m²
Kitchen : 11.65 m²
Utility room : 2.5 m²
Corridor : 7.30 m²
Toilets
2 bedrooms: 11/12.40m²
Office or spare bedroom : 8.5m²
Bathroom : 5 m²

First floor :
Lounge : 21 m²
Kitchen/living room: 21m²
Bathroom : 5.5 m²
Toilets
2 bedrooms : 8.5/18.5 m²
Mezzanine : 6 m²

Stone basement
Tiled roof cleaned in 2022
wood framework
PVD double glazed windows
PVC shutters
Insulation in the garage
Central heating by oil (boiler from 2018, heaters from 2023)
Fire place insert in the lounge on the ground floor
Septic tank
Detached hangar

anual property tax : about 1000 euros

Pictures of this ad











































