

152 000 €

For sale house**5 rooms****Surface : 120 m²****Surface of the living : 35 m²****Surface of the land : 5951 m²****Year of construction : 1980****Exposition : Sud****Couverture : tiles****Features :**

Garage area: 70, Cadastre Ref: AO N° 1,
double glazing, double glazing

3 bedroom

1 shower

1 WC

1 garage

2 parkings

1 cellar

Legal information

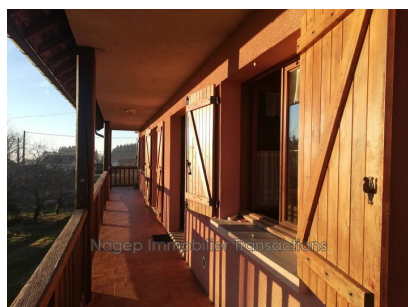
152 000 €

Fees paid by the owner, no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.

**House 947 Lachaux**

In the heart of the Bourbonnaise mountains, in LACHAUX very close to the Bourg center, I offer you a house of 120 m² with 5 rooms on full basement. With a beautiful view of the Puy de Dôme and the Sancy. On a plot of 5957 m². Ideal for a big family. Possibility of converting the 120m² attic. The basement has a garage of approximately 70m², a cellar, an office, a laundry room (or summer kitchen). Upstairs a living room of 35 m² with fireplace and insert opening onto a large balcony. An 18 m² kitchen fitted with a wood stove. 3 bedrooms from 12 to 20 m². Attic of 120m² usable over the entire area. Several windows, concrete floor. All wooden frames and double glazing. Gas central heating (tank). Land of 5957 m² around the house already including an orchard. Magnificent view of the Puys chain. Information and visit Eric SINTES, Commercial Agent on 06 87 29 82 18
Information on the risks to which this property is exposed is available on the...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F
Estimated annual energy between 2660 and 3660 € (reference year 2000)
Document non contractuel - 08/10/2025



Nagep Immobilier Transactions, 26 place Saint James - 03450 Ebreuil

Tél: 06 60 68 98 98 - thierry.pegand@nagepimmobilier.com - www.nagepimmobilier.com

Carte professionnelle 0301.2017.000.019.262 - RCS 834 158 842

Garantie financière : GAN ASSURANCE A THIERS (63) - Document non contractuel