

**295 000 €**

**Buying propriété**

**5 rooms**

**Surface : 160 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Surface of the land : 6360 m<sup>2</sup>**

**Year of construction : 1800**

**Exposition : Nord**

**View : Dégagée**

**Amenities :**

Ref Cadastre : 63195000AR0014

3 bedroom

1 bathroom

2 WC

2 garages

8 parkings



### Propriété Lezoux

If you are looking for a haven of peace, AUTHENTIQUE IMMO is pleased to offer you this magnificent property, in a town located a few kilometers from LEZOUX, entirely enclosed by walls and wrought iron gates. On a plot of 6360m<sup>2</sup>, partly on a hill, allowing you to overlook the fields and countryside with a superb unobstructed view. The house comprises a large living room of over 45m<sup>2</sup>, a separate kitchen, and a WC. The first floor consists of three bedrooms, a bathroom with WC, and a dressing room. The top floor offers the potential to create an additional 50m<sup>2</sup> of usable space. A large cellar completes the property. Below the property is a building consisting of a barn converted on 2 levels, with a garage and workshop area, and storage; And from an old pavilion Part of the property, which has a well, is laid out as a vegetable garden, orchard, and various outbuildings.

#### Legal information

295 000 € fees included

5,00% VAT of fees paid by the buyer (280 952 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
 Estimated annual energy between 3970 and 5430 € (reference year 2021)  
 Document non contractuel - 25/05/2026



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Carte professionnelle CPI6302 2022 000 000 007 - RCS 911 744 100

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