

Pretty 2 bedroomed cottage with stunning countryside views. Land of 2344m .

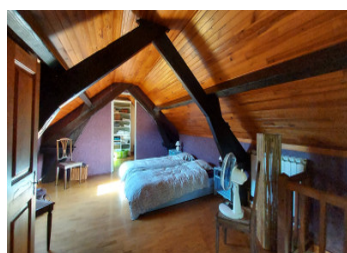
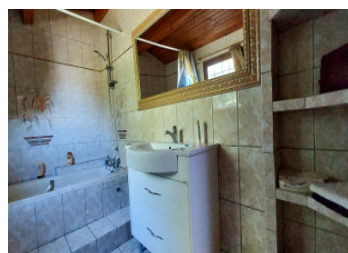


## INFORMATION

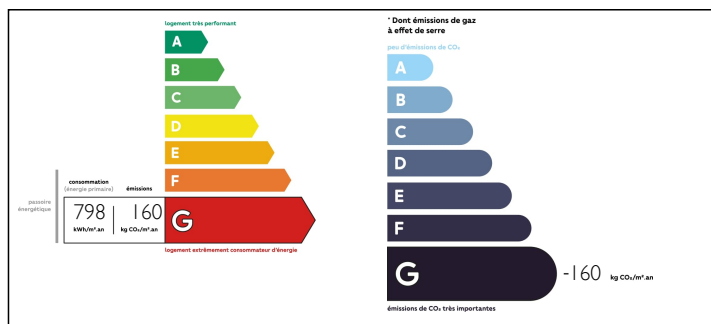
Town:	Servant
Department:	Puy-de-Dôme
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	2344 m2

## IN BRIEF

This pretty cottage is in a stunning location with a panoramic views. It has a large open living area, two bedrooms and two garages. Would be perfect as a first home, holiday home and/or holiday rental. It is only 3km to the village of Servant where you have all the daily amenities. And you have many local farmers who sell their products. Servant also has a large fishing and swimming lake. For the larger shops you have the town of St Eloy les Mines 12km. The city of Clermont-Ferrand is 52km away. Surrounded by many beautiful towns and villages, rivers, lakes and mountains, and ski resorts about an hour away, so plenty on offer. A great area for lovers of nature. Main train stations at Montluçon and Clermont-Ferrand, although there are some towns closer that do have a service. Airports at Clermont-Ferrand, Limoges and Lyon.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This detached cottage is on a plot of 2344m<sup>2</sup> it currently offers 71m<sup>2</sup> of habitable space comprising :

Ground floor :

Front door leads into an open plan living room, with corner kitchen and a wood-burner (35m<sup>2</sup>). There is a door which leads to a separate toilet, storage area and a bathroom.

1st floor :

There are two connecting rooms (7m<sup>2</sup>, 16m<sup>2</sup>)

Outside and below the house is a large garage (34m<sup>2</sup>) and a small room (7m<sup>2</sup>) ideal for use as a bedroom or an office. In addition you have a separate garage (24m<sup>2</sup>)

## NOTES

The land is directly behind the house, it is steep but you do enjoy some stunning views over the countryside. There is a paved terrace in front of the house.

This is ideal for a first home, holiday home and/or holiday rental.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>