LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33084GG63 Price: 65 000 EUR

agency fees included: 5000 € TTC to be paid by the buyer (60 000 EUR without fees)

A 3 bedroom house with garden, garage, and outbuildings, in a charming and vibrant village with all amenities.















INFORMATION

Town:	Saint-Gervais-d'Auvergne
Department:	Puy-de-Dôme
Bed:	3
Bath:	1
Floor:	121 m2
Plot Size:	422 m2

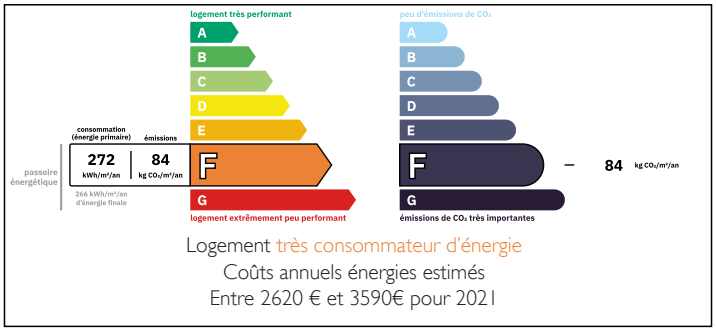
IN BRIEF

This house is located in the heart of Saint-Gervais d'Auvergne, a charming and vibrant village offering a supermarket, pharmacy, bakery, butcher, cheese shop, cafés, restaurants, schools, and a weekly market.

In addition to its 120m² of living space, it offers great potential, with a large convertible attic, a two-level garage (former barn), 2 additional outbuildings, and a good-sized garden overlooking a quiet street.

Situated in the heart of the Combrailles region, just 60 km from Clermont-Ferrand (international airport) and just over an hour from ski resorts, this house is ideal for a family as a permanent residence or a holiday home.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2620 € et 3590€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33084GG63 Price: 65 000 EUR

agency fees included: 5000 € TTC to be paid by the buyer (60 000 EUR without fees)







NOTES

DESCRIPTION

This house is located in the heart of Saint-Gervais d'Auvergne offers 120m² of living space consisting of:

Ground Floor:
- Large entrance room (17m²) with cupboards, leading to the kitchen
- Kitchen (12m²) with stairs leading to the first floor
- Living room of 28.5m²

First Floor:
- Corridor
- Bedroom 1 (15m²)
- Bedroom 2 (12m²)
- Bedroom 3 (17m²)
- Shower room (4m²)
- WC

Unconverted Attic:
- Room 1 (27.5m²)
- Room 2 (30.5m²)

Cellar with street-level vent (16.5m²).

Heating: Central heating powered by oil.

Insulation: Most windows are single-glazed. The walls and roof are not insulated.

Outbuildings:
- Garage (former barn with attic above), attached to the house, with boiler and oil tank (49m² on the ground floor).
- Shed (4m²).
- Chicken coop (approximately 12m² on the ground floor).

Garden: Enclosed garden at the back of the house, with access to a quiet street.

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