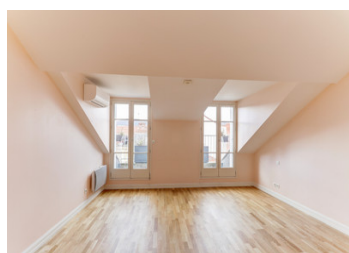
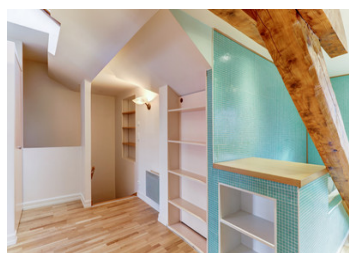


## City-Center Duplex - Exceptional View

EXCLUSIVE



## INFORMATION

|                |                    |
|----------------|--------------------|
| Town:          | Clermont-Ferrand   |
| Department:    | Puy-de-Dôme        |
| Bed:           | 2                  |
| Bath:          | 2                  |
| Floor:         | 118 m <sup>2</sup> |
| Outside Space: | 7 m <sup>2</sup>   |

## IN BRIEF

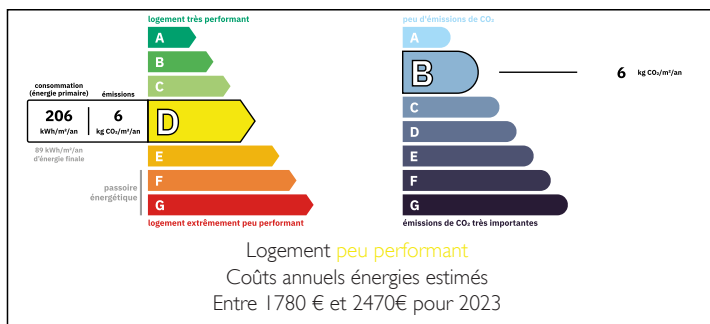
Nestled on the 4th and 5th floors of a prestigious building in the very heart of Clermont-Ferrand, this sumptuous 123 m<sup>2</sup> duplex offers breathtaking panoramic views over Place de Jaude, the Chaîne des Puys, and the majestic Cathedral.

From the moment you enter, you are welcomed into a vast, light-filled living area of over 60 m<sup>2</sup>, featuring a fully equipped open-plan kitchen.

Upstairs, a first 17 m<sup>2</sup> bedroom enjoys direct access to a 7 m<sup>2</sup> balcony. An open, modern, and functional bathroom completes this level, along with numerous cleverly designed storage spaces.

A second 12 m<sup>2</sup> bedroom features its own shower room and a balcony offering unobstructed views.

## 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

Nestled on the 4th and 5th floors of a prestigious building in the heart of Clermont-Ferrand, this stunning 123 m<sup>2</sup> duplex offers breathtaking panoramic views of Place de Jaude, the Chaîne des Puy, and the majestic Cathedral.

Upon entering, you are welcomed by a spacious, light-filled living area of over 60 m<sup>2</sup>, featuring a fully equipped open-plan kitchen.

Upstairs, you'll find a 17 m<sup>2</sup> bedroom with direct access to a 7 m<sup>2</sup> balcony. The modern and functional open bathroom includes plenty of optimized storage.

A second 12 m<sup>2</sup> bedroom comes with its own private bathroom and a balcony offering an unobstructed view.

An independent 7 m<sup>2</sup> laundry room and a large cellar complete the property.

Ref: A331921EAB63

Heating system: Electric heating and reversible air conditioning

Energy Performance Rating (DPE): D (16/12/2024)

Contact us today to arrange a visit and seize this opportunity!

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Co-owned building of 5 units

Provisional annual charges: 1100€

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

## LOCAL TAXES

**Taxe foncière: 1900 EUR**

## NOTES