

Quirky, 3 bedroom townhouse with terrace and garden in the pretty market town of Giat



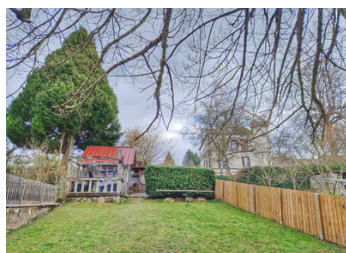
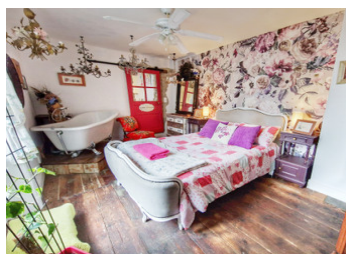
## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Giat        |
| Department: | Puy-de-Dôme |
| Bed:        | 3           |
| Bath:       | 3           |
| Floor:      | 110 m2      |
| Plot Size:  | 402 m2      |

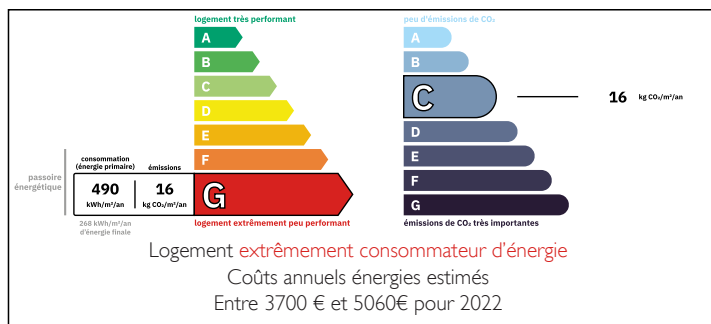
## IN BRIEF

This cosy home is located in the pretty market town of Giat, so all the local shops are within walking distance. It has 3 good sized bedrooms and on the second floor, there is an independent apartment with its own kitchen and bathroom - this could be rented out to provide an extra income. There is a balcony and a terrace with views of the market square and a little further down the lane to the side of the house is a garden of 338 m2. There is a great heated summerhouse with a terrace for entertaining and a large wood store.

This property is just 61 km from Clermont-Ferrand (international airport) and 46 km from Mont Dore (ski slopes), in the Puy de Dôme, Auvergne.

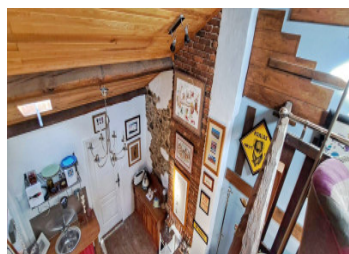


## ENERGY - DPE



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

GROUND FLOOR: entrance hall (5.5m<sup>2</sup>) with stairs to the first floor and stairs down to cellar (8.8m<sup>2</sup>), living room with wood burner (15 m<sup>2</sup>), kitchen /dining room (13.5 m<sup>2</sup>), bathroom with shower, washbasin, WC and plumbing for washing machine (7 m<sup>2</sup>).

FIRST FLOOR: landing, bedroom 1 with balcony overlooking the market square (12 m<sup>2</sup>), bedroom 2 (13.5 m<sup>2</sup>) with roll top bath and ensuite bathroom with shower, washbasin and WC.

SECOND FLOOR: bedroom 3 (11.5m<sup>2</sup>), large living/dining area with kitchenette and wood burner, up stairs to a further sitting area on the mezzanine floor (24.5 m<sup>2</sup>)

- Bathroom with shower, washbasin and WC (4 m<sup>2</sup>)

Heating: wood burners (2) and electric radiators.  
Partially double glazed.

The house is on mains drainage.

Go along the narrow lane to the side of the property to the garden of 338m<sup>2</sup>, which has a summerhouse with terrace for entertaining and a large wood store.

All measurements are approximate.

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

## LOCAL TAXES

Taxe foncière: 506 EUR

## NOTES