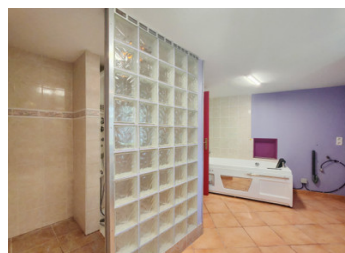


Charming Village Home with Large Garden and 102 m Garage in Peaceful Gouttières



INFORMATION

Town:	Gouttières
Department:	Puy-de-Dôme
Bed:	2
Bath:	1
Floor:	112 m ²
Plot Size:	2111 m ²

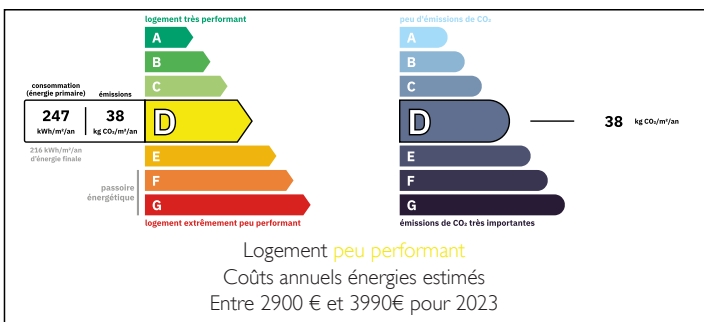


IN BRIEF

Located in the heart of the Puy-de-Dôme region, Gouttières is a peaceful and welcoming village, ideal for those seeking the calm of the countryside without being isolated. The village enjoys a warm local life: every year it hosts the "Art en Fête" festival, a key event full of conviviality. Each week, residents gather for a coffee at the village restaurant, where you can also enjoy simple and authentic meals.

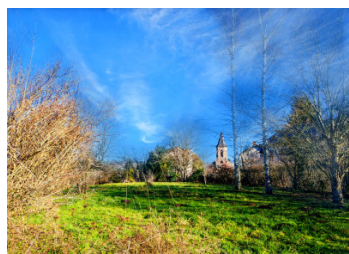
The house is situated 6 km from the amenities of Saint-Gervais-d'Auvergne, around 17 km from Saint-Éloy-les-Mines, about 40 km from Montluçon and approximately 55 km from Clermont-Ferrand.

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

Located in the centre of Gouttières, the property offers generous living spaces as well as a quiet and unobstructed environment.

Ground floor:

- Living room of 25 m²
- Kitchen of 19 m²
- Utility room of 15 m²
- Bathroom of 9 m²
- Separate toilet

First floor:

- Two large bedrooms, separated by a spacious landing, ideal as an additional bedroom, play area or office.

Exterior:

- 102 m² garage, ideal for storage, workshop use or vehicles
- Covered terrace of approximately 16 m²
- Large 2,111 m² plot, partly set back, offering privacy, tranquillity and many possibilities for development.

Gas heating installed in 2019

Double glazing

Connected to mains drainage

Roof redone in 2023

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

NOTES