

## Character Stone Longère set on 4040m of Land, close to Village Amenities



## INFORMATION

Town:	Saint-Gervais-d'Auvergne
Department:	Puy-de-Dôme
Bed:	4
Bath:	3
Floor:	175 m2
Plot Size:	4040 m2

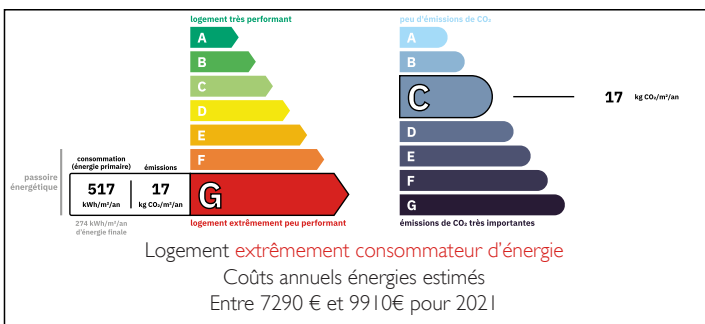


## IN BRIEF

Stone-built longère, south-facing, offering generous volumes and a peaceful environment. The property is located a few kilometres from Saint-Gervais-d'Auvergne, a lively village providing all amenities, including a weekly market, supermarket, restaurants, swimming lake, schools and local services.

It is situated approximately 60 km from Clermont-Ferrand and 40 km from Riom, while remaining close to main roads and shops.

## 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:

- Spacious entrance hall of 10 m<sup>2</sup> with original flooring
- 24 m<sup>2</sup> kitchen located to the left of the entrance
- Utility room / back kitchen
- Bright living room of 17 m<sup>2</sup> with doors opening onto the garden
- Second living room of 20 m<sup>2</sup>; both living rooms feature parquet flooring
- One ground-floor bedroom, suitable for Persons with Reduced Mobility, with en-suite shower room and WC

First floor:

- Three bedrooms of 12 m<sup>2</sup>, 14 m<sup>2</sup> and 17 m<sup>2</sup>
- One bedroom includes an additional room and an en-suite bathroom of 16 m<sup>2</sup>
- Separate bathroom with WC of 8 m<sup>2</sup>

-Convertible attic of approximately 40 m<sup>2</sup>, offering further development potential.

Outbuildings and land:

- Attached to the longère, a large 122 m<sup>2</sup> barn, including a workshop area
- Additional independent garage of 30 m<sup>2</sup>
- The entire property sits on a 4,040 m<sup>2</sup> plot with a well

## LOCAL TAXES

Taxe foncière:

**1586 EUR**

## NOTES

Property offering strong potential thanks to its location, spacious layout, and numerous outbuildings.

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