

Character property with landscaped park, swimming pool and outbuilding



INFORMATION

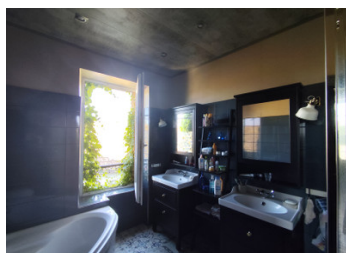
Town:	Saint-Gervais-d'Auvergne
Department:	Puy-de-Dôme
Bed:	4
Bath:	1
Floor:	180 m ²
Plot Size:	2236 m ²

IN BRIEF

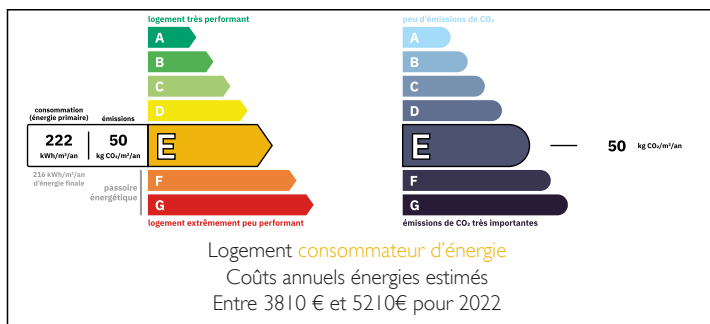
Charming and welcoming 180 m² bourgeois-style home with 7 rooms, nestled in a peaceful setting within a beautiful landscaped and wooded 1,902 m² plot. Hidden from view, this character property also features a swimming pool and a large outbuilding with workshop space, offering an exceptional lifestyle combining comfort, space and tranquillity.

Located in the heart of the lively small town of Saint-Gervais-d'Auvergne, it benefits from immediate proximity to shops, healthcare services, schools and other everyday amenities.

The house enjoys excellent natural light and has retained beautiful original features such as wooden floors, mouldings, and an elegant wooden staircase.

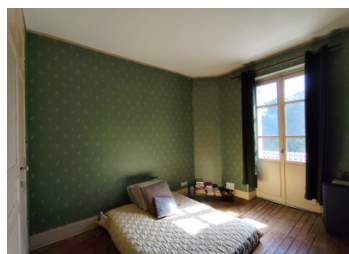


ENERGY - DPE



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.



NOTES

DESCRIPTION

GROUND FLOOR

Once past the front steps, an entrance hall leads to the living room, dining room, kitchen and a WC.

The living and dining rooms, each measuring 14 m², benefit from high ceilings (3.10 m) and direct access to a terrace and the garden. The living room ceiling features decorative mouldings, adding all the charm of period architecture to this space.

Adjoining the dining room, the 10 m² kitchen is fully fitted and equipped.

FIRST FLOOR

A beautiful wooden staircase leads to the first floor, which comprises two bedrooms, a bathroom and a separate WC.

The first bedroom (14 m²) is elegant, featuring a marble fireplace and dual aspect orientation. It is filled with natural light and enjoys views over the wooded park.

The second bedroom (15 m²) includes a built-in original storage cupboard. Its wooden flooring and park views give it undeniable charm.

The 7 m² bathroom, fully renovated, features a bathtub, a shower and double washbasins.

SECOND FLOOR

On the top floor, under the eaves, there are two bedrooms: the first of 9 m² (13.7 m² floor area) and a larger one of 16 m² (26 m² floor area). This room benefits from excellent natural light with open views, as well as the charm of exposed beams.

BASEMENT

Accessible from the entrance hall, the basement comprises two rooms of approximately 20 m² each, used as a laundry room and boiler room.

OUTBUILDING

At the rear of the house is a long outbuilding. On either side of the central section, open on one side, are two...