

Fully Renovated Character Home – 173 sqm – 1,100 sqm Plot – Romagnat



INFORMATION

Town:	Romagnat
Department:	Puy-de-Dôme
Bed:	4
Bath:	4
Floor:	173 m2
Plot Size:	1 100 m2



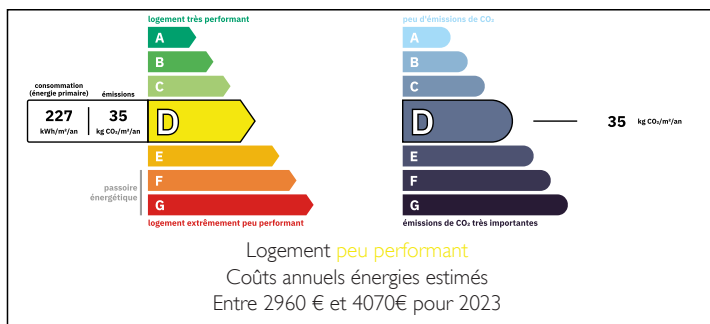
IN BRIEF

The first floor features a spacious, light-filled living room opening onto a large terrace through a wide picture window, a kitchen and dining area, a bedroom with en-suite shower room, and a separate WC.

The sleeping quarters are divided into two distinct areas. One is ideal for children, with two bedrooms, a WC and a unique recreational area with a safety net. The other offers a spacious master suite with a second shower room and an adjoining room that could be used as a dressing room or home office.

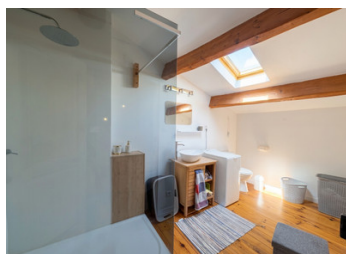
The property also benefits from numerous additional spaces, including cellars, a workshop and storage areas, as well as a large garage. Its landscaped rooftop features approximately 60 sqm of raised garden beds, creating a charming additional outdoor space.

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.



LOCAL TAXES

Taxe foncière: 1929 EUR

NOTES

DESCRIPTION

This detached 7-room house, offering 173.3 sqm of living space, provides a rare quality of life in Romagnat, set on a spacious plot of approximately 1,100 sqm.

This former winemaker's house has been completely and meticulously renovated, combining the charm and character of the original property with modern comfort. Particular attention was paid to the structural integrity and long-term durability of the house, ensuring a peaceful and lasting living environment for many years to come.

On the first floor, you will find a warm and bright living room opening onto a large terrace through a wide picture window. This level also includes a bedroom with an en-suite shower room, a large open-plan kitchen and dining area, and a separate WC.

Two staircases lead to two distinct sleeping areas.

On one side, there is an area ideal for children, featuring two bedrooms, a WC and a recreational space with a safety net, creating a unique and playful corner.

On the other side, a spacious master suite offers a second shower room and an adjoining room that could be used as a dressing room or home office.

The property also benefits from numerous outbuildings and additional spaces on the garden level and in the basement, typical of traditional winemakers' houses: cellars, workshop, storage areas, and more.

A large garage completes the property. Its roof features landscaped planting beds, creating an approximately 60 sqm vegetable garden and providing a particularly pleasant additional outdoor space.