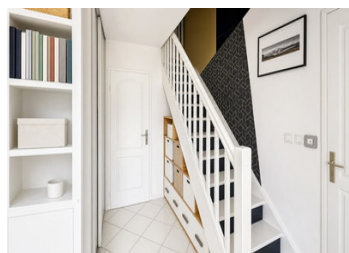
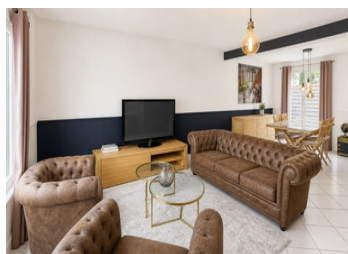
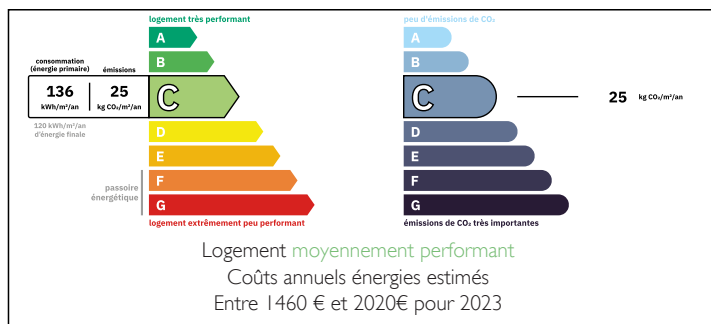


118 m family home with a garden in a peaceful setting



ENERGY - DPE



INFORMATION

Town:	Clermont-Ferrand
Department:	Puy-de-Dôme
Bed:	4
Bath:	2
Floor:	118 m2
Plot Size:	350 m2

IN BRIEF

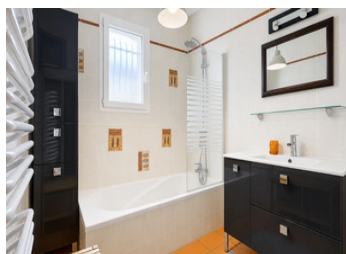
Discover this 118 m² family home located in a peaceful residential area in the heights of Croix Neyrat, Clermont-Ferrand. Built in 2001, this property with a 350 m² garden offers a pleasant living environment, ideal for a family looking for comfort and tranquillity.

The house features 5 well-designed rooms, including a bright living area, a welcoming dining room, a private terrace with no overlooking neighbours, and a fully equipped independent kitchen with a central island that can be opened onto the living space. Upstairs, you will find 4 bedrooms, one of which has been converted into a dressing room, along with a bathroom and separate WC.

The property offers excellent features including double glazing, individual gas heating with underfloor heating, a garage, a utility room, and a flat garden with a garden shed. Close to schools, shops and

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

Discover this charming 118 m² family home nestled in a peaceful residential area in the heights of Croix Neyrat, Clermont-Ferrand. Built in 2001, it offers an ideal living environment with its 5 well-designed rooms and a spacious 350 m² garden.

Inside, you will find a beautiful, bright living area extended by a welcoming dining room and a private terrace with no overlooking neighbours. The fully equipped independent kitchen, featuring a central island, can be opened onto the living room to create an even more spacious area. A door provides direct access to a practical utility room and the garage.

The upper floor, dedicated to relaxation, features 4 bedrooms, one of which has been converted into an elegant walk-in dressing room, along with a bathroom and separate WC. Comfort is guaranteed thanks to the property's excellent overall condition, double glazing for outstanding insulation, and an individual gas heating system complemented by underfloor heating.

The outdoor space includes a flat garden with a garden shed, perfect for relaxing or gardening, as well as a wooden terrace ready to host beautiful summer evenings.

Located in a quiet neighbourhood, the house remains perfectly connected to local amenities, with schools, green spaces and shops nearby.

Technical features

Property tax: €1,939

Energy performance rating (DPE): C

Heating system: individual gas heating with underfloor heating

Hot water system: boiler (gas)

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

LOCAL TAXES

Taxe foncière: **1939 EUR**

NOTES