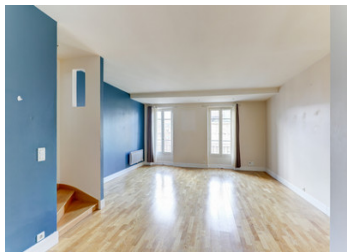


Unique Duplex in the Heart of the City with Outdoor Spaces

EXCLUSIVE



INFORMATION

Town:	Clermont-Ferrand
Department:	Puy-de-Dôme
Bed:	3
Bath:	3
Floor:	218 m2
Outside Space:	40 m2

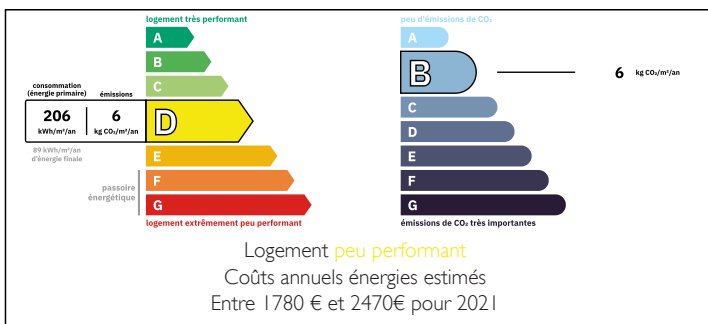
IN BRIEF

Perched on the 4th and 5th floors of an exceptional building in the vibrant heart of Clermont-Ferrand, this stunning 223 m² duplex offers breathtaking views of Place de Jaude, the Chaîne des Puys, and the majestic Cathedral.

From the moment you step inside, you'll be captivated by the vast 90 m² living area, bathed in natural light and featuring a fully fitted and equipped open kitchen. The highlight? A peaceful 20 m² terrace.

Upstairs, three spacious bedrooms each open onto a balcony—perfect for enjoying a quiet moment outdoors. A modern and practical open-plan bathroom, along with ample optimized storage, adds to the comfort. Two independent spaces and a large cellar complete this exceptional property.

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

Unique Duplex in the Heart of the City with Outdoor Spaces

Perched on the 4th and 5th floors of an exceptional building in the vibrant heart of Clermont-Ferrand, this stunning 223 m² duplex offers breathtaking views of Place de Jaude, the Chaîne des Puys, and the majestic Cathedral.

From the moment you step inside, you'll be captivated by the vast 90 m² living area, bathed in natural light and featuring a fully fitted and equipped open kitchen. The highlight? A peaceful 20 m² terrace.

Upstairs, three spacious bedrooms each open onto a balcony—perfect for enjoying a quiet moment outdoors. A modern and practical open-plan bathroom, along with ample optimized storage, adds to the comfort.

Two independent spaces and a large cellar complete this exceptional property.

Ref: A35130EAB63

Heating system: Electric heating & reversible air conditioning

Energy rating (DPE): E (16/12/2024)

Contact us today to arrange a viewing and seize this opportunity!

Co-owned building of 5 units

Provisional annual charges: 3000€

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

LOCAL TAXES

Taxe foncière: 3506 EUR

Taxe habitation: EUR

NOTES