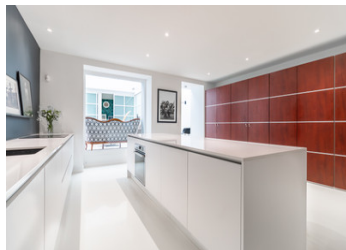


Exceptional 170 m Loft in the Heart of the City – Ideal for Airbnb or Main Residence



INFORMATION

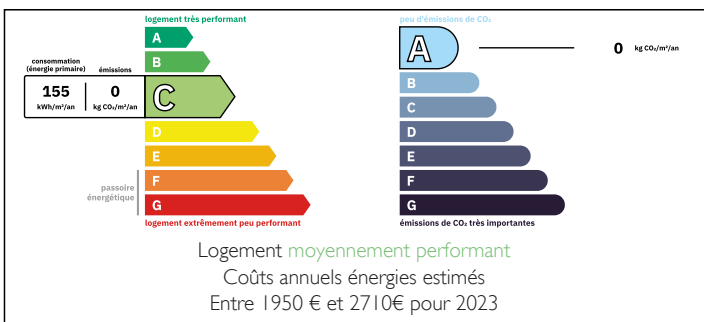
Town:	Clermont-Ferrand
Department:	Puy-de-Dôme
Bed:	2
Bath:	1
Floor:	170 m ²
Plot Size:	0 m ²

IN BRIEF

Discover this bright, fully renovated loft located in the heart of the city, just steps from public transport. This unique 170 m² property offers generous volumes, featuring a spacious living area with an open-plan kitchen, a cozy lounge with fireplace, a glass-partitioned office, one bedroom plus a flexible additional space, a large bathroom with both bathtub and shower, a utility room, ample storage, secure double glazing, and reversible air conditioning.

Perfect as a stylish pied-à-terre, a comfortable main residence, or a high-yield rental investment such as short-term rental (Airbnb).

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

Ideally located in the vibrant city center, just a short walk from public transport, discover this beautifully renovated loft. Once an industrial space, it has been transformed with taste and care into a unique, warm, and versatile living area.

With 170 m² (1,830 sq ft) of generous open space, this rare property is full of character and offers the perfect setting for a main residence, a stylish pied-à-terre, or a high-yield rental investment (ideal for Airbnb).

Key Features:

- Spacious 64 m² living room with a high-end open-plan kitchen (granite countertop)
- Cozy 21 m² lounge with an ethanol fireplace
- Bright office with workshop-style glass partition
- 16 m² bedroom with sliding doors
- 27 m² open space easily convertible into a second bedroom
- Large 26 m² bathroom with both bathtub and shower, plus two separate toilets
- Utility room and plenty of built-in storage

The entire property has been upgraded with high-quality materials, aluminum double-glazed windows with safety glass, and optimal comfort thanks to reversible air conditioning powered by an air-to-air heat pump.

Additional Information:

- Energy rating (DPE): C
- Monthly charges: €312
- Property tax: €2,247/year
- Price: €345,000 agency fees included (seller pays fees)

A rare opportunity to own a modern, elegant, and distinctive loft in the heart of the city — not to be missed!

LOCAL TAXES

Taxe foncière: **2247 EUR**

NOTES