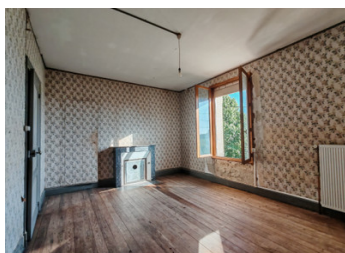


Authentic Train Station on 9,900m Land. To be renovated, with high potential



## INFORMATION

Town:	Saint-Gervais-d'Auvergne
Department:	Puy-de-Dôme
Bed:	4
Bath:	1
Floor:	144 m2
Plot Size:	9921 m2



## IN BRIEF

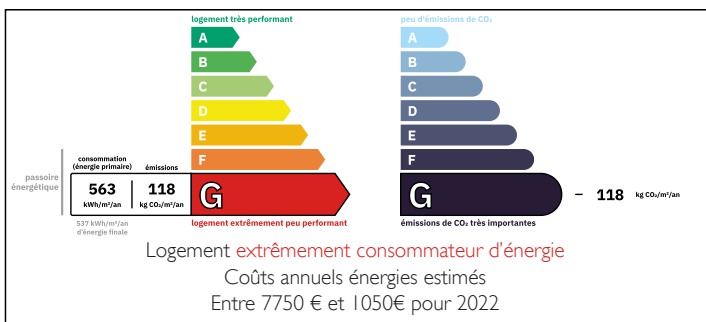
A unique opportunity to own a former railway station full of character

Located in the commune of Saint-Gervais-d'Auvergne, this charming former train station, located next to the the Lapeyrouse-Volvic line that was build in 1865, has been converted into a residence while preserving many original features: the old waiting room with vintage posters, canopies on both the platform and street sides, arched doorways, and more. The railway line was closed in 2007, but the soul of the place remains.

The property does require renovation to restore its full comfort and potential, but the structure is sound and the layout offers generous, flexible spaces ready to be adapted to your vision.

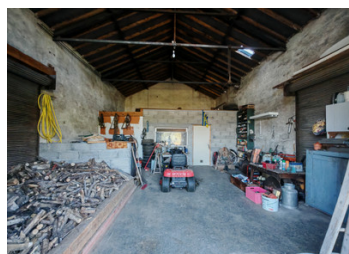
With its distinctive architecture and historical charm, this property is perfect for a wide range of projects: a family home, a guest house, a workshop, or a small

## 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

The main house offers approximately 144 m<sup>2</sup> of living space, spread over two floors:

Ground floor:

A kitchen of 18 m<sup>2</sup>

A dining room of 18 m<sup>2</sup>

A living room of 34 m<sup>2</sup> (formerly the station waiting room, with preserved features)

A spacious utility room of 22 m<sup>2</sup>

First floor:

Four bedrooms ranging from 12 to 21 m<sup>2</sup>

Outbuildings:

An attached barn of 50 m<sup>2</sup>

A cellar of 16 m<sup>2</sup>

The attached plot of 9,921 m<sup>2</sup> offers plenty of scope for landscaping, vegetable gardening, terraces, parking or even further development.

The roof was fully renovated in 2021.

This is a rare chance to acquire a property that is both full of history and open to reinvention. Whether you dream of creating a unique home, running a local café or bistrot, or developing a tourism-related business, this former station has the character and setting to bring your ideas to life.

Located just 5 km from the village of Saint-Gervais-d'Auvergne.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES