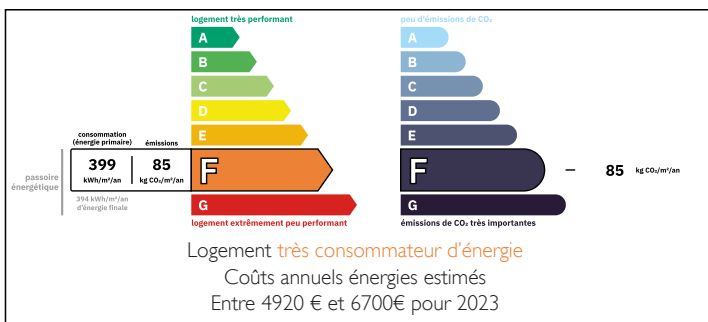


House with a view, 5 rooms, 110 m in Thiers



## ENERGY - DPE



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Thiers      |
| Department: | Puy-de-Dôme |
| Bed:        | 4           |
| Bath:       | 2           |
| Floor:      | 110 m2      |
| Plot Size:  | 600 m2      |

## IN BRIEF

Located in Thiers, this 110 m² architect-designed house dating from the 1970s sits on a garden of approximately 600 m².

The property stands out for its practical layout and bright, welcoming atmosphere.

It features a living/dining room with a wood-burning insert, opening onto a very pleasant terrace with unobstructed views, as well as a fitted kitchen with a dining area.

The house offers four bedrooms, each with an adjoining storage area. Thanks to the layout, some of these spaces could be combined to create, if desired, a shared shower room for two bedrooms. A bathroom and a separate WC complete this level.

The setting is particularly peaceful and quiet.

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

Located in Thiers, this 110 m<sup>2</sup> architect-designed house dating from the 1970s sits on a garden of approximately 600 m<sup>2</sup>.

The property combines a practical layout with a bright and welcoming atmosphere.

It features a living/dining room with a wood-burning insert, opening onto a very pleasant terrace with open views, as well as a fitted kitchen with a dining area.

The house offers four bedrooms, each with adjoining storage space. Depending on your needs, some of these spaces could be combined to create a shared shower room serving two bedrooms. A bathroom and a separate WC complete the accommodation.

The surrounding area is particularly quiet and peaceful.

The property has been very well maintained and offers excellent potential for reconfiguration or modernisation, depending on your preferences.

In addition, the property benefits from a full basement comprising a laundry room, a large garage, a cellar and a heated room with a water supply, offering a range of possibilities depending on your needs.

The area is conveniently located close to several schools, all within walking distance. In terms of public transport, two "Lycée Jean Zay" bus stops are approximately 300 m and 400 m away. Thiers railway station and the motorway are also within easy reach.

### Technical Features

Property tax: €2,160 per year

Energy Performance Certificate (DPE): F

Heating: oil-fired and wood-burning

## LOCAL TAXES

Taxe foncière: 2160 EUR

## NOTES