



*Credit Photo : Anabelle Demourea - Capifrance*

## Bourgeois apartment

RIOM (63)

**320 000 €\***

\* Agency fees to be paid by the seller



160 m<sup>2</sup>



6 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

RIOM, Apartment/Loft P5 completely renovated on the ground floor on a courtyard of 157.31 m<sup>2</sup>, in the historic heart.

There are secret places in Riom that are real gems, you still have to push certain doors. The rivalry between Riom and Clermont-Ferrand has imprinted in the stone of each, a singular character. Do we not say: Riom, the beautiful and Clermont, the rich?

Annabelle Demouron, exclusively offers you an apartment/loft of 157.31 m<sup>2</sup> under Carrez law, completely renovated.

This apartment/loft has three bedrooms, one of which is on the mezzanine. It is organized around a huge room of more than 90 m<sup>2</sup> (92.3 m<sup>2</sup>) which is rumored to be an old chapel and which specialists have a hard time agreeing on a precise dating.

It is located on the ground floor of a courtyard overlooking the very pretty Place Malouet (gate secured by Pass Vigik) and also has direct access to rue de l'Horloge. The location is therefore ideal for taking advantage of the city's amenities and shops and its weekly Saturday market. Schools, colleges and high school are within walking distance.

In the heart of the historic center of Riom, this apartment now perfectly functional and unique in its kind, is the very representation of a preserved heritage resulting from a recent, expensive and very demanding renovation treated in the rules of the Art (Architect DPLG).

This property, atypical and with a rare cachet, is therefore organized around the 92 m<sup>2</sup> room, covered with 3 ribbed vaults and equipped with four very large windows. The room is on one level with the courtyard, where you can freely park your vehicle (gate).

To the west of the room, a large decorative fireplace is open in the north wall. The keystones and the capitals of the compound pillars present different varieties of foliage. The capitals (baskets, astragals and abacus for specialists) recall those of the east door of the Sainte-Chapelle and those of the "swan" door of the palace of Jean de Berry.

Past the entrance (secured three-point door), you will discover a modern kitchen (12 m<sup>2</sup>) open to the dining room. Made to measure by a carpenter, all that remains is to equip it with the usual household appliances. This one is made up of numerous cupboards and a large cupboard, which will serve as your entrance dressing room and storeroom. You will appreciate, for sure, its friendly "bar" area.

The structure of the kitchen "door" the third bedroom on the mezzanine (or office) of 13 m<sup>2</sup> which is accessed by a wooden staircase and which offers a panoramic view of the room.

The floors are made up of terracotta tiles and full-thickness French-style oak parquet laid on joists. The walls (lime plaster) and the floors have all been treated and insulated before finishing. You will be seduced by the polychromy of the vaults on the ceiling which have retained their patina colors from past centuries.

Here, in addition to a high-level renovation, all the equipment is new (plumbing, electricity, heating...). The house, which has never been lived in before, is heated by town gas via a suction cup boiler and superb radiators in worked and chiseled cast iron on feet which have also been made to measure.

The windows are made of high-rise wooden double glazing and are equipped, as required in the historic perimeter, with small wooden tiles. All joinery is fitted with made-to-measure blinds and blackout curtains in the bedrooms.

The lighting of this huge space has been perfectly thought out. It is composed of installed luminaires and spotlights integrated into the ground which highlight the beauty and the architectural characteristics of the place. It is thus easy to juggle between full light and a more subdued atmosphere.



**Annabelle DEMOURON**

**RIOM (63200)**

Agent

RSAC : 528 390 081 00024

Courts service city :  
CLERMONT FERRAND

**(+33)7 61 22 14 97**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 805166

Property type ..... Bourgeois apartment

### SURFACES

Living space ..... 160 m²

Surface Carrez Law ..... 157.31 m²

Living room surface ..... 92 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 13

Condominium fees ..... 132 €/mois

Share of expenses ..... 1 580 €

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 3

Toilets count ..... 2

Washrooms ..... 2

### DPE/GES

DPE ..... 110

GES ..... 23

### APPENDIX

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle