



House

ARCONSAT (63)

46 000 €



66 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Located in the town of Arconsat, 1 km from the shops of Chabreloche and 10 minutes from the A89 leading to Clermont-Ferrand in 35 minutes and to Lyon in 1 hour 15 minutes, ideal first home purchase or secondary home. ? Charming House Ideal for First Purchase or Rental Investment ? Welcome to this pleasant house, perfect for first-time buyers or investors looking for a rental opportunity. Discover a warm and functional space spread over several levels. ? Ground Floor: Entrance Fully equipped kitchen, ideal for concocting delicious meals Bright living room offering a friendly space Shower room with toilet, for optimal comfort ? 1st Floor: Two spacious bedrooms, ideal for rest Additional toilets for increased practicality ? Attic: Additional space offering possibilities ? Exterior: Non-adjoining land, just a stone's throw from the house Wooden shelters, ideal for storage or an outdoor relaxation area ? Technical side: City gas boiler ensuring efficient heating Connection to mains drainage for simplified water management Roof in good condition, guaranteeing a healthy and secure home Low property tax of only 350 euros, a significant financial advantage. Don't miss this unique opportunity to acquire a property combining comfort, functionality and rental potential. Contact us today to arrange a visit and let yourself be charmed by your future home or lucrative investment! ?? If you would like more information, do not hesitate to contact Christophe Specque, real estate advisor for the Capifrance network. Les honoraires d'agence sont à la charge de l'acquéreur, soit 12,20% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Christophe SPECQUE

CHABRELOCHE (63250)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 830366

Property type House

SURFACES

Living space 66 m²

Land surface 172 m²

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Toilets count 2

Washrooms 1

DPE/GES

DPE 368

GES 81

APPENDIX

Videophone Non

SERVICES

Heater gaz

Kitchen équipée



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