



Detached house

VISCOMTAT (63)

177 000 €*

* Agency fees to be paid by the seller



93 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Located in the town of Viscomtat, come and discover this house in perfect condition, located in the Livradois Forez park just 10 minutes from the A89 toll leading to Clermont-Ferrand in 35 minutes and to Lyon in 1 hour 15 minutes. Viscomtat is a very pleasant and quiet little village with its few shops (butcher's, hairdresser's, bar-grocery store, bread distributor) and services (nursery and primary school, post office, associations). The 1982 house is built on land of more than 2600 m², completely enclosed and planted with numerous apple trees. The visit begins with the spacious entrance hall and a first room of 9 m², ideal for an office or an extra bedroom. A second door leads us to a laundry area and summer kitchen adjoining a beautiful surface area of 43 m², fully tiled and heated, which can be used as a garage and workshop, but also as a games room depending on your needs. For the practical side, a WC and a cellar are also present on this level. The tour continues upstairs. A landing leads to all the rooms, starting with the bright and spacious kitchen. The living room, just as bright thanks to its large bay window, offers you a beautiful unobstructed view of the surrounding mountains. A modern bathroom, a separate toilet, as well as two good-sized bedrooms with cupboards, complete our visit. This house does not require any insulation work, only the sanitation will need to be reviewed because the existing septic tank is no longer compliant. Technical side: recent heat pump, recent double glazing, insulation of walls and floors, chestnut frame. The advantages: a small independent garage and a garden shed, a beautiful view, a very well maintained and well classified house (energy class C), a cellar. All you have to do is pack your bags in this pretty house. So do not hesitate to contact me if you would like more information.

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Séverine BREBION

CHABRELOCHE (63250)

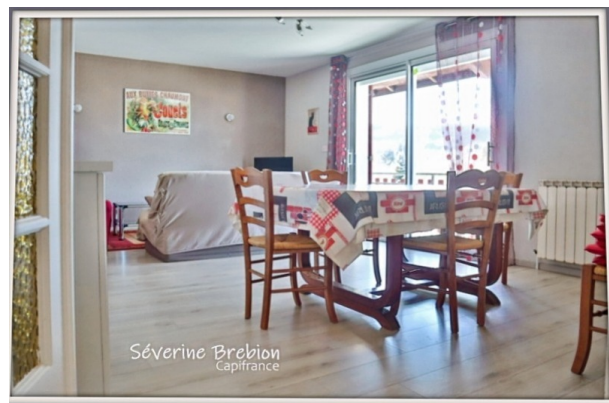
Agent

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Courts service city :
CLERMONT FERRAND

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 841170

Property type Detached house

Year of construction 1982

Exposure TRAVERSANT E-W

View Vue dégagée, sur Forêt, sur Jardin, sur Montagne

SURFACES

Living space 93 m²

Living room surface 25 m²

Land surface 2624 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Balcony 1

DPE/GES

DPE 172

GES 5

APPENDIX

Parking garage

Garage 2

Videophone Non

SERVICES

Heater pompe à chaleur

Kitchen équipée



CAPIFRANCE
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SAS au capital de 100.000 euros

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