



Detached house

PERIGNAT LES SARLIEVE (63)

**599 500 €\***

\* Agency fees to be paid by the seller



170 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

PERIGNAT-LES-SARLIEVE, Character house with terraces, swimming pool, Car-Port, two garages - Land of 983.00 m² .

Annabelle Demouron presents to you EXCLUSIVELY this COMPLETELY renovated property.

A small, particularly quiet town in the southern suburbs of Clermont, Pérignat-lès-Sarliève is located at the foot of the Gergovie plateau. Member of the Clermont Community agglomeration community, the town has 2,695 inhabitants.

It is located a little less than 9 kilometers from the center of Clermont, 5.6 km from Aubière and it will take you less than five minutes by car to reach the motorway, the Zenith area, or the major brands of La Pardieu and Courmon.

Its nursery, its nursery and primary school, its shops within walking distance (pharmacy, bakery, hairdresser, tobacconist, small supermarkets including the Carrefour supermarket open on Sundays), its rich community life, make it a lively and active village and its environment invites well-being and discovery of nature.

Quietly located, in a popular cul-de-sac in Pérignat, this architect-designed house from 1976 has undergone a complete, high-quality renovation.

Located on a flat plot of 983 m², completely fenced (recent landscaping), this house of more than 170 m² will offer you vast volumes and very good amenities, starting with a beautiful fenced wooden space dedicated to a heated above-ground swimming pool ( beach, kiosk), a second independent garage, a huge terrace to the South, a second to the North and a pétanque court.

On the ground floor, you will discover an equipped kitchen of more than 23 m² with a dining island and laundry area opening onto the living room and the garden. The living room (38 m²) has a latest generation pellet stove. Its bay window opens onto a 21 m² pergola and the garden to the south.

This first level also offers you a bathroom with WC, plenty of storage space as well as a 21 m² garage with motorised door which can be transformed into a bedroom if necessary (arrivals already planned). In the basement, a healthy cellar of 16m² will be very useful.

The 1st floor, which also has direct access to a terrace and the garden by stairs, serves a large entrance which will be a perfect office space, a bedroom with dressing room of 23 m², another with bathroom of 15 m² and two additional bedrooms of 10.50 and 15 m² (large closets, parquet floors).

You will be seduced by the practicality of the 12 m² bathroom (double sink, walk-in shower, cupboards and window). The advantages of this house which has been completely redesigned, well insulated and re-decorated inside and out? Its quiet location where everything is accessible on foot, its pleasant neighbourhood, its volumes, its numerous storage spaces, its brightness.

The windows are all tilt-and-turn double glazing, the house is heated by an AIR/AIR heat pump in addition to the stove, it is connected to fiber and equipped with a centralised vacuum system.

The property tax amounts to 1876 euros.

Would you like to visit? I invite you first to go to the CapiFrance website to discover the complete photographic report of this property (72 photos). Small reminder of courtesy: the owners having chosen exclusivity, we thank individuals and other professionals in the sector for not bothering them directly. 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](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!



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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 848121

Property type ..... Detached house

Year of construction ..... 1973

Exposure ..... S-E

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 170 m²

Living room surface ..... 38 m²

Land surface ..... 983 m²

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 3

Washrooms ..... 2

Terrace ..... 1

### DPE/GES

DPE ..... 182

GES ..... 5

### APPENDIX

Parking ..... extérieur

Parking space ..... 6

Garage ..... 2

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Air conditioning ..... Yes

Heater ..... climatisation réversible

Heater ..... granules

Kitchen ..... équipée

Swimming-pool ..... Yes



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