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Panoramic views to Puy du Dome

Enclosed, mature gardens

Three car garage and workshop

Additional accommodation on second floor

Private, but not isolated setting

DPE = 245 [E] GES = 56 [F]



**Nr St Yorre, Allier
Ref 10511**

**Offers in the Region
Of €210,000**

This spacious, three bedroomed house was individually designed in the 1970 and is beautifully situated with unrestricted views across the surrounding countryside and towards the Puy de Dome.

The house is entered via steps leading to the front door and hallway at upper ground floor level where you will find the kitchen, which has light oak fitted cabinets, and the lounge/dining room. This spacious room runs from the front to the back of the house and has a fireplace and French doors opening onto a balcony with beautiful views across the valley. From the balcony you can also access the front steps down into the garden. On this level there are also the three bedrooms and a bathroom and separate WC. Double glazing with aluminium roller shutters.

The lower ground floor has its own entrance and a large garage which has a workshop. There is also an unfinished area ripe for conversion. In the boiler room, at this level, is an oil fired central heating and hot water boiler. The house has over 150m of habitable space and can provide further accommodation as it already has a wooden staircase from the first floor to a large partly converted attic. This has space for two more bedrooms at second floor level if required. Externally there are 2000 metres of enclosed garden with mature trees and a gravel driveway.

LOWER GROUND FLOOR

Entrance

With stairs to upper ground floor

Garage

Boiler room

Additional storage area.

UPPER GROUND FLOOR

Entrance hall

With stairs to the second floor

Lounge/dining room

Kitchen

Bathroom with separate WC

Corridor

Leading to the bedrooms. Storage cupboard.

Bedroom 1

With built in cupboards

Bedroom 2

With built in cupboards

Bedroom 3

SECOND FLOOR

Attic area and space for two further bedrooms.

GARDENS *Approx 2000m2*

Mostly laid to lawn with mature shrubs and trees.

ADDITIONAL INFORMATION

Oil fired central heating

Septic tank drainage

Approximate habitable area = 151m2

Total land area = approx. 2000m2

Recent tax fonciere = 976 euros per year

Nearest shops and services

Approximately one kilometre away in St Yorre.

ABOUT THE AREA

The house is situated in the beautiful region of the Auvergne, in the centre of France. It is quietly placed but not isolated. Nearby is the small village of Busset with its attractive chateau. About 1000 metres away is the town of St Yorre with all necessary facilities. The attractive spa town of Vichy with its parks, river Allier and wonderful shops and restaurants is about 10 minutes away by car. Less than an hour away is the important city of Clermont Ferrand with an international airport, a wonderful cathedral and the dramatic backdrop of the volcanic mountains known as the Puys. The area is perfect for walking and skiing and is renowned for its sparkling waters, and clean, invigorating air.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.