

128 700 €

**For sale house****6 rooms****Surface : 170 m²****Surface of the living : 25 m²****Surface of the land : 163 m²****Year of construction : 1950****Exposition : Sud est****View : Vallée de la durolle****Hot water : Individuel****Features :**

Surf terrace. 20, Environment: Durolle Valley, Transport: A89 motorway, Nearby: Valley of the spinning wheels, shops, Garage area: 20, double glazing, Water distribution: INDIVIDUAL, Water Energy: ELECTRIC BALLOON, Smoke detector

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr).

**House 1095 Thiers**

Partly renovated house (160 m²) and partly to be renovated (80 m²), with a terrace, valley view, small garage, and a courtyard at the back. Already 3 bedrooms (30 m², 17 m², and 16 m²), two of which overlook the Durolle river, a 25 m² living room, an open kitchen with a dining area of 30 m², a bathroom with toilet measuring 10 m², and a second toilet with a sink. Insulation and double-glazed windows. The ground floor is unfinished: 80 m² open space, electrical wiring, numerous outlets, water, and toilet drainage—all are already installed and ready. Insulation needs to be completed. Double-glazed windows and patio door. This space can be used for an extension with 3 bedrooms and a bathroom with toilet, or as a three-room apartment with separate access. The property is located just above, 500m from the famous Vallée des Rouets ([https://fr.wikipedia.org/wiki/Vallee\\_des\\_Rouets](https://fr.wikipedia.org/wiki/Vallee_des_Rouets)), a magical place well worth a visit. Recent work includes insulation,...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2220 and 3070 € (reference year 2023)  
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