

280 000 €

For sale property**9 rooms****Surface : 246 m²****Surface of the land : 759 m²****Exposition : Sud****View : Dégagée****Hot water : Collectif****Features :**

Garage surface: 60, Water distribution:

INDIVIDUAL, Water Energy: ELECTRIC

BALLOON

5 bedroom

2 bathrooms

1 shower

3 WC

1 garage

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.

**Property 903 Gannat**

Immediate proximity to the highway or train station, Clermont-Ferrand 40 minutes, Vichy 30 minutes, this charming property has many advantages. Located in a peaceful setting yet close to all amenities, ideal for Airbnb rentals, with numerous job opportunities nearby thanks to the Naturole site just 7 km away. On the ground floor, you'll find a fully equipped kitchen featuring high-quality materials, a spacious living area of over 25 m², a spa opening onto a veranda overlooking a private sunny garden, and a bathroom. Upstairs, there are 5 bedrooms including a master suite with its own bathroom, as well as a large room that can serve as a dormitory or teen space. The bonus: a studio with a mezzanine, tastefully decorated, with a private entrance and a small garden, perfect for hosting friends or family, or even as a rental opportunity. The barn, directly adjoining the house, is set up for DIY projects and car parking. An outbuilding facing the house...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 2800 and 3870 € (reference year 2000)
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Garantie financière : GAN ASSURANCE A THIERS (63) - Document non contractuel