



**Jolie maison for sale in the Auvergne region  
France**



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| <b>Property for sale</b> | <p>Attractive 3-bedroom stone house with character features, attached garage, sunny terrace &amp; enclosed garden<br/> <b>199,000 Euros</b><br/> This price includes the agency fees; the agent speaks excellent English, French and Dutch</p>  |
| <b>Purchase fees</b>     | <p>In France, the buyer pays the agency fees and the '<i>notaire</i>' charges<br/> The notaire's charges for the legal process are mandatory and in addition to the above figure</p>  |
| <b>Location</b>          | <p>Centre of France: Puy de Dôme (Dept 63), Auvergne region; Livradois Forez national park<br/> South east of Clermont Ferrand, between Thiers and Ambert<br/> Latitude: 45° 42' North, Longitude: 3° 32' East (<i>mairie</i>)</p>  |
| <b>Land</b>              | <p>Approx 700m<sup>2</sup> ((size 00ha 07a 39ca)<br/> No. 260 on cadastral plan (previously 5 separate plots)</p>   |
| <b>Habitable area</b>    | <p>Approx 150m<sup>2</sup></p>  |
| <b>Levels</b>            | <p>2 Levels, with solid oak staircase<br/> Exposed beams throughout</p>   |
| <b>Kitchen</b>           | <p>Separate kitchen on ground floor<br/> Fully fitted quality units (in character of house) with ample storage space &amp; fitted breakfast table<br/> Integral Neff appliances (ceramic hob, electric oven, microwave, washer/dryer &amp; dishwasher)<br/> Free standing American fridge/freezer also included<br/> Ceiling 4-spotlight fitment and pull-down pendant over table</p> |
| <b>Living/dining</b>     | <p>Large combined living/dining area<br/> Oak staircase to upper floor, door to storage room<br/> Large feature fireplace with Jotul wood burner<br/> Zoned lighting with matching character wall lights and centre 8-light pendant</p>   |
| <b>Bedrooms</b>          | <p>3 double bedrooms on 1<sup>st</sup> floor - 2 with fitted wardrobes (antique doors)<br/> 3rd bedroom fitted as an office with double sofa bed</p>  |
| <b>Bathrooms</b>         | <p>1 bath/shower room &amp; 2 separate toilets<br/> (1<sup>st</sup> floor –fully tiled bath/shower room with corner bath, large separate shower, basin in extensive storage unit)<br/> (1<sup>st</sup> floor – fully tiled toilet with small hand basin)<br/> (Grnd floor - toilet with small hand basin)</p>   |
| <b>Storage</b>           | <p>Store room on grnd floor (accessed via lounge), with free standing shelving, central heating unit, door to garage<br/> Adjoining walk-in insulated cool store with shelving for wine and preserves<br/> Store room on 1st floor with fitted shelving, small window &amp; hot water heater</p>  |
| <b>Terrace</b>           | <p>South facing sunny terrace on 1<sup>st</sup> floor, above garage, with open views across the valley<br/> (accessed via main bedroom and also by external steps)<br/> Terrace has been tiled in preparation for addition of roof not yet undertaken</p>   |
| <b>Flooring</b>          | <p>Ground floor tiled throughout (kitchen &amp; living/dining room in unusual local terracotta tomettes)<br/> 1<sup>st</sup> floor hall &amp; bedrooms wooden flooring; bathroom &amp; toilet tiled</p>   |
| <b>Windows</b>           | <p>Wood frames (well fitting, good condition), single glazed, with external wooden shutters throughout</p>  |
| <b>Heating</b>           | <p>Jotul wood burner (F3 –max 9kw)<br/> Gas central heating – 9 radiators (1000L Butagaz tank in garden)<br/> Separate gas heated water tank (Styx 195L)<br/> Acova towel rail in bathroom switchable between electric operation and central heating</p>  |
| <b>Performance</b>       | <p>Energetic performance rating "E"; gas emissions "D"</p>  |
| <b>Diagnostics</b>       | <p>No asbestos; no lead</p>   |
| <b>Drainage</b>          | <p>Recently connected to new mains drainage system in village<br/> (previously septic tank)</p>   |
| <b>Garage</b>            | <p>Attached garage for 1 car, with internal access to house, small window<br/> Free standing shelf unit &amp; various garden equipment can be included<br/> Light and power point</p>   |
| <b>Driveway</b>          | <p>Gated parking area can accommodate 2/3 cars<br/> External power point and water tap</p>  |

Auvergne house for sale

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| <b>Outbuildings</b>               | Small wood store: 3m x 6m  |
| <b>Garden</b>                     | Situated to the side of the house, fully enclosed with walls and gate<br>Set out with paths; No lawn or grass; Mature trees & shrubs + fruit bushes & trees; Piped water with several taps (scope to improve garden & lots of space to be self sufficient in vegetables)<br>To the front, borders and small garden with trees & shrubs   |
| <b>Phone/TV</b>                   | Phone line connected (France Telecom)<br>Phone points in lounge (near kitchen), 1st floor hall, main bedroom & 3 <sup>rd</sup> bedroom/office<br>TV access in lounge & kitchen   |
| <b>Internet</b>                   | ADSL installed, 1 Mb (France Telecom/Orange – ‘non dégroupé’)  |
| <b>Satellite</b>                  | 2 satellite dishes are installed for receiving both UK free-to-view and French TV channels   |
| <b>Alarm</b>                      | Door and movement sensors, with monitoring contract and separate phone line  |
| <b>Neighbours</b>                 | There are neighbours nearby<br>The hamlet has approx 36 inhabitants, a mix of permanent residents & 2 <sup>nd</sup> home owners (French & Dutch)<br>The surrounding commune has approx 500 inhabitants (approx 32 hab/km <sup>2</sup> )  |
| <b>Locality</b>                   | The locals are friendly and the team at the <i>mairie</i> is very helpful<br>The new <i>mairie</i> has instigated a number of improvements and this is ongoing<br>There are also regular social events organised   |
| <b>Amenities</b>                  | Shops, supermarkets, market, post office, banks, doctors, dentists, pharmacies, hairdressers at Courpière (6 kms)<br>More and bigger shops, laboratory, hospital, tax & social services offices at Thiers (16 kms)<br>City centre, university hospital, airport, train station at Clermont Ferrand (50 kms)  |
| <b>Schools</b>                    | Nearby schools in Courpière & Thiers, school bus picks up locally<br>No personal knowledge of schools  |
| <b>Access</b>                     | 20 kms from A72 motorway (Clermont Ferrand <--> Lyon)<br>Paris – 463 kms; Lyon – 175 kms; St Etienne – 113 kms; Nice – 603 kms; Gerona – 531 kms; Turin – 467 kms<br>Airports – Clermont Ferrand, St Etienne, Lyon, Limoges, Grenoble, Geneva<br>(Easyjet from Lyon to Edinburgh/London; Flybe from Clermont Ferrand to Southampton;<br>Air France daily from Clermont Ferrand to Paris & Amsterdam)<br>Train stations – Clermont Ferrand (Paris 3 hrs); Vichy; Thiers<br>Local bus/taxi services  |
| <b>Activities</b>                 | Peace and quiet and wide open spaces<br>Dramatic landscapes, lakes, thermal spas, gastronomy (esp cheeses & jambon)<br>Nearby aero club<br>A wide variety of summer and winter sports<br>Walking, hiking, cycling, horse riding, skiing, snowboarding, fishing, climbing, ballooning, para gliding, etc<br>Ideal for nature lovers   |
| <b>Annual Bills</b>               | Taxes Foncières, Taxe d'Habitation incl TV licence, Insurance<br>Electricity, Gas, Wood, Water<br>Telephone, Internet, Alarm contract, Heating maintenance contract, Chimney sweep<br>(Actual annual bill amounts supplied on request)   |
| <b>Condition</b>                  | The property is in excellent condition, ready to move into<br>Both house and garden are a manageable size<br>Ideal for retirement, a rural escape holiday home or a complete downshift from city life<br>Authentic France, away from it all, but just 6 kms from most amenities.   |
| <b>Furnishings &amp; fittings</b> | All appliances, fixtures & fittings, satellite kit are included<br>Furniture, TV reception equipment and many other household/garden items can be included by arrangement<br>An immediate holiday or permanent home without any hassles  |
| <b>Reason for sale</b>            | Having lived here for more than 6 years, we are just moving on to another adventure  |
| <b>Buying in France</b>           | Buying in France is straightforward, but is ‘different’ to many other countries<br>Rest assured, we will not be removing the kitchen, wood burner, door handles or electric fittings<br>Nor will we be leaving you with 100 years of accumulated junk, feral cats, a chained up dog<br>or a sitting tenant with indefinite legal rights to prevent you living in your own home<br>We will not be digging up our favourite plants or cutting down the trees for firewood<br>and there is no right of access for cows or the local hunt across the garden<br>It does happen! |

Viewing by appointment

**These details are provided in good faith for information purposes; they do not constitute or form part of any binding contract**

If you wish to view, please get in touch and we will do our best to help with logistics