

## Price on request

### Contact agency

**Nagep Immobilier Transactions**

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### For sale house

6 rooms

Surface : 320 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Exposition : Sud

View : Dégagée

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

### Features :

fireplace, double glazing, Laundry room,

Automatic gate, cellar

5 bedroom

1 bathroom

1 shower

3 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel



## House ZE14119MG Thiers

Discover this spacious 320 m<sup>2</sup> family home located in the heart of Thiers, offering an exceptional living environment. With 6 rooms, including 5 bedrooms, it provides generous living areas. The main living room, 35 m<sup>2</sup>, filled with light, offers an unobstructed view, while a second living room, 50 m<sup>2</sup>, opens onto a charming inner courtyard featuring a 25 m<sup>2</sup> garden and a terrace, perfect for relaxing outdoors. Large volumes, equipped kitchen, air conditioning, central vacuum system. A fireplace adds a warm touch to the whole. Ample storage spaces such as the pantry, attic, laundry room, and cellar make daily organization easier. A two-car garage with remote-controlled gate completes the property. On the ground floor, a former professional space offers possibilities for customization according to your needs. Thiers train station, located just 600 m away, makes commuting easy, and access to the A89 motorway is convenient, connecting Lyon, Vichy, Montpellier, and Paris. Property tax: €4,408 - Energy performance rating: D (177 kWh/m<sup>2</sup>.year) - Heating type: gas - Hot water distribution: central heating Information about risks affecting this property is available on the Géorisques website: Listing presented by \*\*Michel Guillet, EI\*\* , Fees and charges :

