

luxury building comprising 4 flats in the centre of Clermont oise.

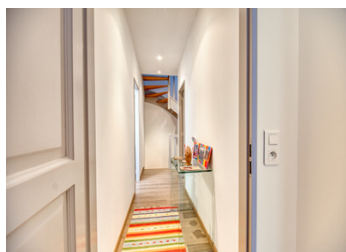
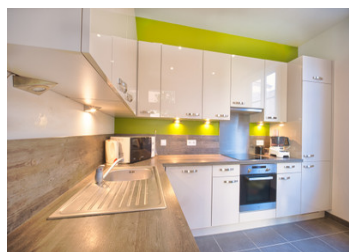


INFORMATION

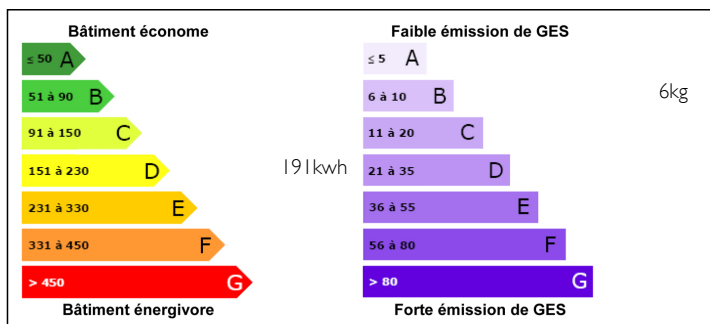
Town:	Clermont
Department:	Oise
Bed:	0
Bath:	0
Floor:	217 m2
Plot Size:	0 m2

IN BRIEF

Located in the centre of Clermont-de-l'Oise and adjoining the sous-préfecture (listed building), this 218 m² luxury apartment complex is ideal for investors. It was completely renovated in 2016 and has a southerly aspect. Comprising a 102-square-metre T4 and three 35, 40 and 42-square-metre T2 apartments with two separate entrances, it is close to all amenities (shops, schools, buses, public car parks, etc.) and the SNCF train station is just a 14-minute walk away. The two-storey basement, which includes a vaulted stone cellar, allows each flat to have its own cellar. Building plan available.

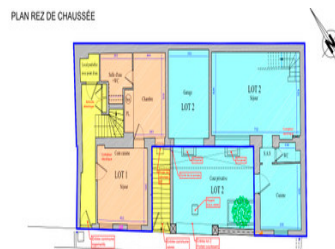
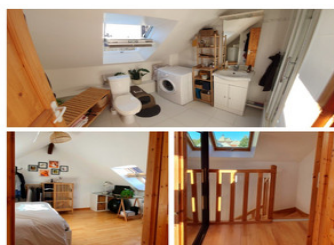


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 5450 EUR

NOTES

DESCRIPTION

Situated in the heart of Clermont-de-l'Oise town centre, right next to the listed sub-prefecture, this high-quality development was completely renovated in 2016 and has a south-facing aspect. It comprises four homes, including a T4 and three T2s, with two separate entrances.

The three-storey T4, with 102 square metres of living space (116 square metres of floor space), has a class D energy performance rating and a class B greenhouse gas emission index. The ground floor features a bright double living room with a large sliding glass window, a hallway (SAS), a toilet with washbasin and a fitted kitchen. Electric heating is provided by low-temperature underfloor heating. The first floor has two large bedrooms and a bathroom with toilet, while the second floor has a mezzanine landing with a study area and a spacious attic bedroom. The property is completed by a courtyard and a garage accessible via entrance No. 1. This flat is independent, free of shared charges, and offers potential rental income of €17,424 per year.

Entrance No.1 BIS leads to three two-bedroom flats and ancillary spaces, including a bin room with a mechanical air extractor. The first T2, with 35 square metres of living space, has a bright living room with two windows and wooden shutters, a fitted kitchen, a large bedroom with wardrobe, and a shower room with WC. On the first floor, two other two-bedroom duplex apartments offer living areas of 42 square metres (56 square metres on the ground) and 40...