

Super little townhouse, an ideal holiday home or investment property.

## EXCLUSIVE



## INFORMATION

Town:	Bellenaves
Department:	Allier
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	45 m2

## IN BRIEF

This pretty house is located in the charming town of Bellenaves, a great touristic location ideal for a lock-up and leave holiday home, or a starter home. Habitable, currently with 2 bedrooms and the potential to create more.

Nestled in the lively town of Bellenaves, where all your daily needs are within reach. For a broader array of options, nearby towns like Saint Pourçain sur Sioule, Gannat, and Vichy await. Surrounded by picturesque historic towns and villages, lakes, and mountains, attractions are abundant. A perfect haven for nature enthusiasts.

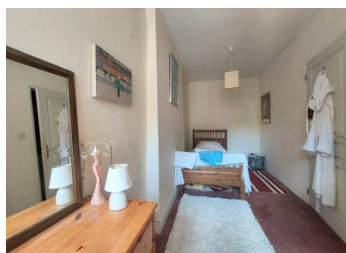
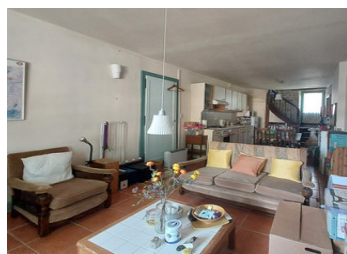
Autoroute at 15km.

Train station at Bellenaves, routes to Montluçon and Clermont-Ferrand.

The international airport at Clermont-Ferrand is at

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.



## ENERGY - DPE

DPE not required.



## LOCAL TAXES

Taxe foncière:	420 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

This pretty house has had some renovation. It currently offers 76m<sup>2</sup> of habitable space comprising of:

entry door leading into a large room (30m<sup>2</sup>) which incorporates the lounge, dining room, and kitchen, a couple of steps lead to the small back courtyard. There is a storage cupboard and an open fireplace which currently is not in use.

half landing leads to the bathroom.

on the 1st floor are two bedrooms (10m<sup>2</sup>, 13m<sup>2</sup>)

a further set of stairs lead to the loft space where there are two further rooms (5m<sup>2</sup>, 16m<sup>2</sup>) this area needs to be renovated, it would make a lovely en-suite bedroom.

The house is not double-glazed, when needed it is heated with portable electric radiators.

Outside is a balcony and access to the vaulted cellar.

Bellenaves is located in Val de Sioule, at the gates of the Colettes forest, the most beautiful beech grove in Europe, Bellenaves is full of hiking trails and mountain biking circuits. It has a castle of medieval origin, and a Romanesque church of Saint-Martin renowned for its sculpted tympanum, and there is the unmissable automobile museum.

A great little house ideal for tourism or to live and enjoy a relaxing life.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>