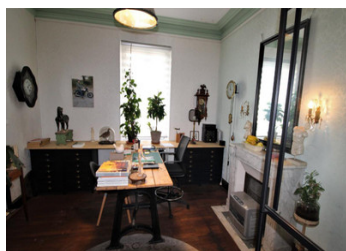


Village house, with guest accommodation. Walking distance to town



INFORMATION

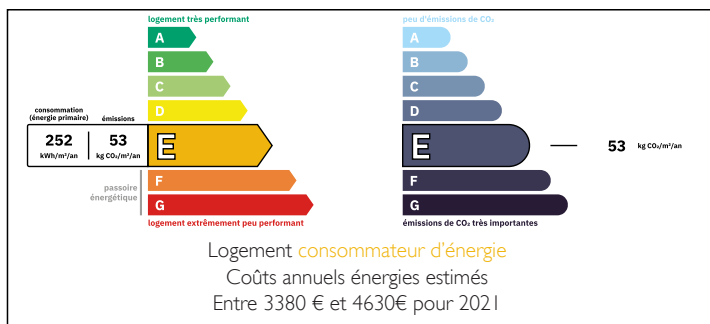
Town:	Cosne-d'Allier
Department:	Allier
Bed:	4
Bath:	0
Floor:	194 m2
Plot Size:	945 m2



IN BRIEF

Beautiful village house on a 945 m2 plot, offering 194 m2 of living space with an additional 71 m2 floor to renovate. Featuring a spacious courtyard with multiple covered terraces, an above-ground pool, a garage, and carports. Within walking distance of the village center with numerous shops. Fully renovated since 2018 with double glazing, new electrical installation, and central oil heating. Located in the charming village of Cosne d'Allier, within walking distance of shops, and 20 km from the spa towns of Bourbon l'Archambault and Montmarault, with access to the A71 motorway

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 habitation: EUR

NOTES

DESCRIPTION

Charming village residence boasting a living area of 194 m² with an additional 71 m² attic space awaiting renovation. Set on a generous 945 m² plot, featuring a spacious courtyard with multiple covered terraces, an above-ground swimming pool, garage, and carports. Conveniently located within walking distance of the village center offering various shops. The layout comprises: on the ground floor—an entrance hall with original tiled flooring, a delightful 44 m² living room with parquet flooring and a wood stove, utility room/storage, WC, a 15 m² study with parquet flooring and fireplace, and a fully equipped 13 m² kitchen with access to a veranda and garden. Additionally, an independent guest accommodation with a private entrance, an 18 m² bedroom, and a bathroom equipped with a shower, toilet, and washbasin. The first floor hosts a landing leading to two 13 m² bedrooms with a shared bathroom, and a master suite with an 18 m² bedroom, dressing room, and bathroom. The second floor offers five rooms awaiting renovation. Renovated since 2018, the property features double glazing, a new electrical system, and oil-fired central heating. Connected to mains drainage. Situated in the picturesque village of Cosne d'Allier, with all amenities within walking distance. Located 20 km from the spa town of Bourbon l'Archambault and 20 km from Montmarault with easy access to the A71 motorway.

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