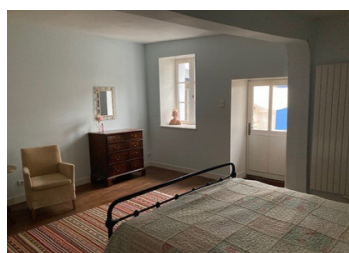
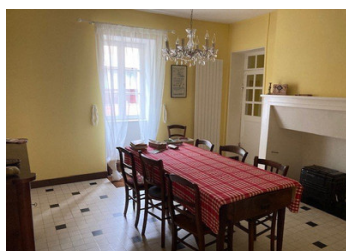
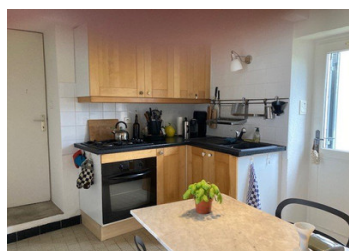


Renovated village house with three bedrooms, garden and courtyard.



INFORMATION

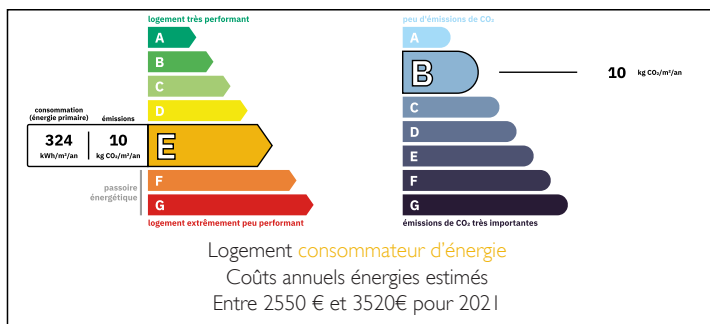
Town:	Le Brethon
Department:	Allier
Bed:	3
Bath:	2
Floor:	168 m ²
Plot Size:	628 m ²

IN BRIEF

Explore this renovated village house on a 628 m² plot with enclosed garden and courtyard. Enjoy 168 m² of living space, convertible attic and a barn. Features include a kitchen, dining room, living room with fireplace, and three bedrooms with bathrooms. Double glazing and wood heating ensure comfort.

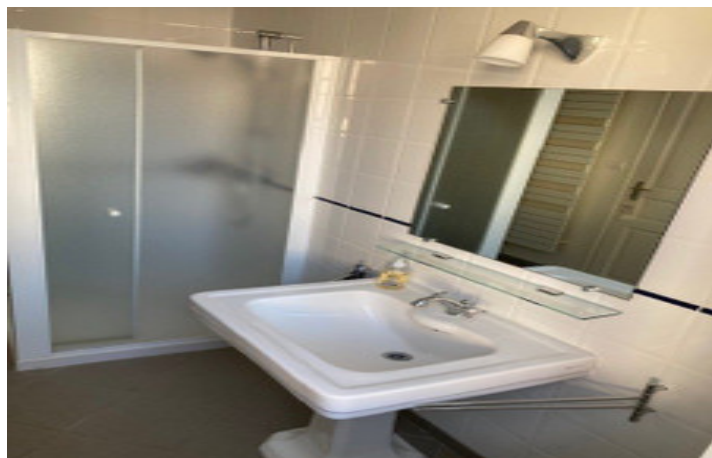
Le Brethon, in Allier, France, offers tranquil living amidst stunning natural landscapes. With essential amenities and abundant outdoor activities, it's perfect for nature enthusiasts seeking rural charm. Situated near the Tronçais Forest, renowned for its beauty and biodiversity. Nearby towns like Cerilly and Vallon-en-Sully offer essential shops and amenities for residents.

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

This delightful village house, tastefully renovated and situated on a 628 m² plot with a charming enclosed garden and an inviting interior courtyard. Offering a generous living space of 168 m² all on the ground floor, the attic and barn present promising opportunities for expansion.

Upon entry, you're greeted by an inviting hallway leading to a convenient laundry room and a well-appointed kitchen with direct access to the garden and courtyard. The dining room, corridor, and spacious living room of 28 m² feature rustic tomette floor tiles, a fireplace, and a built-in wood stove, creating a cozy ambiance. Two sizable bedrooms (24 m² and 18 m²) and a shared bathroom are accessible from the second corridor. Additionally, a third bedroom of 23 m², located on the other side of the barn, boasts an adjoining bathroom with a bath and WC.

Above the house and barn, a convertible attic accessed via a stone staircase in the courtyard offers further potential.

Benefiting from good condition, the house is equipped with double glazing, effective insulation, and both electric and wood heating (wood stove). DPE - E

Le Brethon, located in Allier, France, offers serene living amidst breathtaking natural scenery. Ideal for nature lovers in search of rural charm, it provides essential amenities and a wealth of outdoor activities. Nestled near the renowned Tronçais Forest, celebrated for its beauty and biodiversity, it promises proximity to nature's wonders. Nearby towns such as Cerilly and Vallon-en-Sully provide residents with convenient access to essential shops...