

Lovely 3-bedroom village house on a 2567 m plot, offers ample space and great potential.



## INFORMATION

Town:	Saint-Désiré
Department:	Allier
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	2567 m2



## IN BRIEF

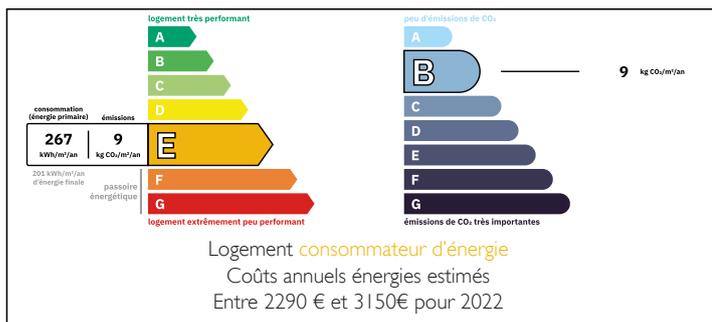
Located in Saint Désiré in the Allier, this charming 3-bedroom village house sits on a generous 2567 m<sup>2</sup> plot and offers great potential. Although it needs some renovation, the house features an entrance hallway, a kitchen, and a cozy living room with a pellet stove. There is also a bedroom, shower room, and toilet. The old barn area includes two additional bedrooms, one with garden access, and a staircase leading to a convertible loft.

The rear garden boasts a workshop and covered sitting area, complemented by a wooded and sloping plot.

Additional features include double glazing, a connection to the village sewer system, a small cellar, and a wood storage shelter.

While the property requires some work including a new roof, it holds tremendous potential to become

## ENERGY - DPE



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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.



## DESCRIPTION

This lovely property has approximately 80m<sup>2</sup> of habitable space, with the potential to add more. It currently comprises of :

Interior:

entrance hallway

kitchen with portable electric hot plates (17m<sup>2</sup>)

shower room

separate toilet

bedroom (10m<sup>2</sup>)

cozy living room warmed by a pellet stove (14m<sup>2</sup>)

from the living room is an entrance to the old barn with:

a hallway with an entrance door

two bedrooms, one with doors opening to the rear garden (16m<sup>2</sup>, 23m<sup>2</sup>)

a staircase in the hallway leading to an expansive loft with conversion potential (98m<sup>2</sup>)

Exterior:

rear garden with a shelter and covered sitting area, very private and not overlooked

wooded and sloping land

small cellar under the house

small shelter for wood storage at the front of the house

The property is fully equipped with double glazing and connected to the village sewer system. While it requires some work, including a new roof, this is a fantastic opportunity to transform it into a spacious home on the edge of the village, offering tremendous potential.

Saint Désiré is a quaint village located in the Allier department of the Auvergne-Rhône-Alpes region in central France. Known for its picturesque countryside and charming rural ambiance, it offers a peaceful lifestyle while still being conveniently close to several towns and amenities.

The village is approximately 20 kilometers from Montluçon, a larger town that provides a wide range

## LOCAL TAXES

Taxe foncière: 412 EUR

Taxe habitation: EUR

## NOTES