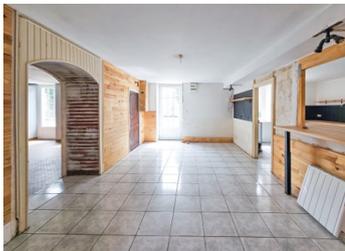


Detached village house, three bedrooms, with convertible attic, barn and garden.



INFORMATION

Town:	Hyds
Department:	Allier
Bed:	3
Bath:	1
Floor:	135 m ²
Plot Size:	476 m ²



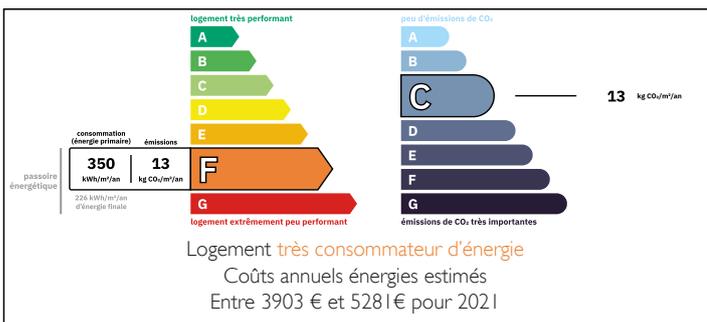
IN BRIEF

Charming detached village house offering plenty of potential, ideal for a family home or a vacation retreat. The ground floor includes a kitchen, a dining room, a lounge, and a toilet. Upstairs, you'll find a bathroom and three comfortable bedrooms, with the bonus of a convertible attic for additional living space or storage.

Outside, the property features a large barn with a workshop area, perfect for hobbies or extra storage, a cave, and a traditional well. The garden is complemented by a pergola, and there is private parking.

Conveniently located just 12 km from the towns of Montmarault and Commentry, offering a full range of amenities. The property is 26 km from the historic medieval city of Montluçon, where you can enjoy shopping, dining, and leisure activities such as swimming and bowling. It is also just 83 km from

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.



DESCRIPTION

Located in the heart of a small village, this detached house offers a generous living space with the possibility to add more, it is perfect as a family home or a vacation retreat. With around 135m² of habitable space comprising of :

Ground Floor:

kitchen (18 m²)

dining room (20 m²)

lounge (28 m²) featuring a wood fire insert

separate toilet

First Floor:

A landing leading to:

bathroom (6 m²)

Three bedrooms (10 m², 13 m², and 19 m²)

Convertible Attic:

A generous 67 m² of space, gives potential to create additional living areas

Outdoor:

A large barn (50 m²) at the rear of the property, complete with a workshop area—perfect for hobbies, storage, or even future conversion

A cave and a well,

A garden situated between the house and barn, with a pergola

Private parking and easy side access via a gate

The property has partial double glazing, heating provided by a wood fire insert and electric radiators. The property is connected to mains drainage.

Location:

This property is ideally situated to enjoy the best of both rural tranquility and modern conveniences:

12 km from the towns of Montmarault and Commentry, where you'll find supermarkets, shops, schools, and essential amenities.

Only 26 km from the medieval city of Montluçon, offering a rich blend of history and culture. Explore

LOCAL TAXES

Taxe foncière: **956 EUR**

Taxe habitation: **EUR**

NOTES