

Two-bedroom longère with garden, outbuildings and old house, in a quiet area of Commentry



INFORMATION

Town:	Commentry
Department:	Allier
Bed:	2
Bath:	1
Floor:	102 m ²
Plot Size:	1070 m ²

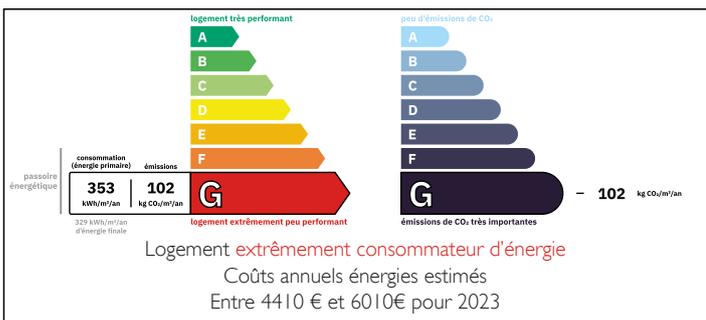
IN BRIEF

This two-bedroom Longère style house, offering 102m² of living space is in need of refreshing it comprises of a kitchen, lounge, dining room two bedrooms and boiler room. Accessed from the outside is the attic which could be easily converted. The property includes a garden, garage, large hangar, and an old house for renovation.

Located in a peaceful area of Commentry, close to commerces and a train station.



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

On a plot of 1070m² this charming two-bedroom Longère style property offers 102m² of living space. In need of refreshing, this property offers great potential to become a spacious family home. With the added advantage of the old house you could also have a small guest house.

The ground floor consists of an entrance hall, kitchen (15m²), back kitchen (4m²), larder, bedroom (12m²), lounge (10m²), shower room with toilet, living room with an open fireplace (26m²), second bedroom (26m²), and a boiler/laundry room with access to the garden (12m²).

The first floor offers a convertible attic space, spanning the house and accessible via an external staircase.

The property also includes a vaulted cellar and several outbuildings: a garage (14m²), an old house to renovate which currently has two rooms (27m², 8m²), and a large hangar attached to the back of the house, as well as smaller storage spaces attached to the house.

The garden offers views of the surrounding countryside.

The property is connected to mains drainage and has the potential for fibre internet (though not currently connected). Heating is oil-based, and there is an open fireplace in the dining room. The property is partially double-glazed.

Located in a quiet area of Commentry it is within close proximity to local commerces and a train station, making it an ideal choice for those looking to enjoy a peaceful lifestyle yet still have good access to amenities and transport links for daily convenience.

Information about risks to which...

LOCAL TAXES

Taxe foncière: 1022 EUR

Taxe habitation: EUR

NOTES