

## Large Property with Two Houses, Outbuildings, and Countryside Views



## INFORMATION

Town:	Buxières-les-Mines
Department:	Allier
Bed:	5
Bath:	5
Floor:	232 m <sup>2</sup>
Plot Size:	12647 m <sup>2</sup>

## IN BRIEF

Spacious property with two houses, outbuildings, and countryside views, located near Buxières-les-Mines.

The main house (approx. 122 m<sup>2</sup>) has an open-plan living area, four en-suite bedrooms, and a convertible attic (85 m<sup>2</sup>). The second house (approx. 110 m<sup>2</sup>) offers a living room, kitchen, office, en-suite bedroom, and partially converted attic.

Outside: vaulted cellars, small barn, former pigsty, an attached garden with open views, and a separate plot of land nearby measuring just over 1 hectare.

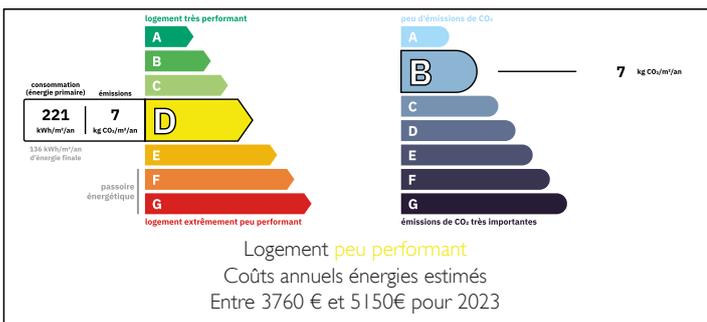
Peaceful setting with little traffic. Just 15 km from Cosne-d'Allier (supermarket, pharmacy, schools), 30 km from Montmarault (A71 motorway access), and 35 km from Montluçon (train station, hospital).

Heating: heat pump, wood burner, pellet stove.

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.

## ENERGY - DPE





## DESCRIPTION

This spacious property includes two houses and several outbuildings, offering a range of possibilities for family living, guest accommodation, or a rental business.

Main House (approx. 122 m<sup>2</sup>):

Ground floor: Entrance hall with utility area and WC, open-plan living space with kitchen, dining area, and lounge.

First floor: Four bedrooms, each with its own private shower room and WC.

Attic: Convertible attic space of approximately 85 m<sup>2</sup>, offering great potential for additional living space.

Second House (approx. 110 m<sup>2</sup>):

Ground floor: Entrance hall, living room, office, kitchen, WC, utility room, and a bedroom with en-suite shower room.

Attic: Partially converted and ready to be finished according to your needs.

Exterior:

Includes access to two vaulted cellars, a small attached outbuilding, a separate former pigsty, and a small barn. The garden is located at the rear of the property and offers lovely open views over the surrounding countryside and nearby is a separate plot of land measuring just over 1 hectare.

Location:

Situated at a crossroads in a peaceful area with very little passing traffic. The location offers quiet surroundings and uninterrupted countryside views. Just 15 km from Cosne-d'Allier (supermarket, pharmacy, schools), 30 km from Montmarault (A71 motorway access), and 35 km from Montluçon (train station, hospital).

Property Features:

The house is well insulated with good quality double glazing. Heating is provided by a heat pump, a wood-burning stove, and a pellet stove, ensuring an efficient and sustainable heating system throughout

## LOCAL TAXES

Taxe foncière: 527 EUR

Taxe habitation: EUR

## NOTES