

Charming Character Home in Buxières-les-Mines with 5 Bedrooms and Large Plot



INFORMATION

Town:	Buxières-les-Mines
Department:	Allier
Bed:	6
Bath:	3
Floor:	302 m2
Plot Size:	5947 m2

IN BRIEF

Lovely character property of 302 m², partially renovated and set on a generous 5,947 m² plot in the heart of Buxières-les-Mines.

The house features spacious, light-filled rooms combining original character with modern improvements. On the ground floor: entrance hall, dining room, 42 m² living room, adjoining room ready for a kitchen, bedroom, bathroom, separate WC, and a studio with independent entrance. First floor: 4 bedrooms, bathroom, and room prepared for a second bathroom. Second floor: bedroom, WC, and large attic with potential.

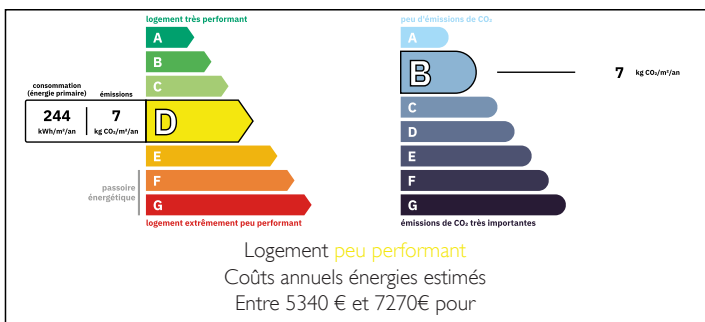
Grounds include a well, fruit trees, and space for outdoor living.

Equipped with central heating via pellet burner and wood stoves, double glazing, mains drainage, and good insulation.

A rare opportunity to finish the home to your taste.



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 charming character home, partially renovated, offers approximately 302 m² of habitable space, blending original features with modern improvements. Located in the peaceful village of Buxières-les-Mines, the property enjoys a generous 5,947 m² plot.

Layout:

Ground floor: Entrance hall, dining room, bright 42 m² living room with access to an adjoining room ready to be converted into a kitchen, one bedroom, a bathroom, and separate WC. A studio with independent entrance provides guest accommodation or rental potential.

First floor: Landing leading to four bedrooms, a bathroom, and a room already prepared for a second bathroom, ready to be fitted.

Second floor: One additional bedroom, a WC, and a large attic offering excellent potential for further development.

Outside:

The grounds include a well, various fruit trees, and ample space for gardening or creating outdoor living areas. The property offers privacy and a peaceful environment while remaining central in the village.

Features:

The house has been partially renovated and benefits from central heating via a pellet burner complemented by wood stoves, double glazing, mains drainage, and good insulation. There is significant scope to further personalize and complete the property according to your tastes.

Location:

Located in the peaceful village of Buxières-les-Mines, offering a tranquil setting for a primary or secondary residence, with shops and services available nearby in Cosne-d'Allier.

This property represents an excellent opportunity for buyers seeking a spacious, light-filled character home with great potential, combining modern comforts with the charm and authenticity of the original features.