

Charmante ferme de plain-pied avec dépendances sur 1,7 ha – Secteur calme proche de Commentry



INFORMATION

Town:	Commentry
Department:	Allier
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	16913 m2



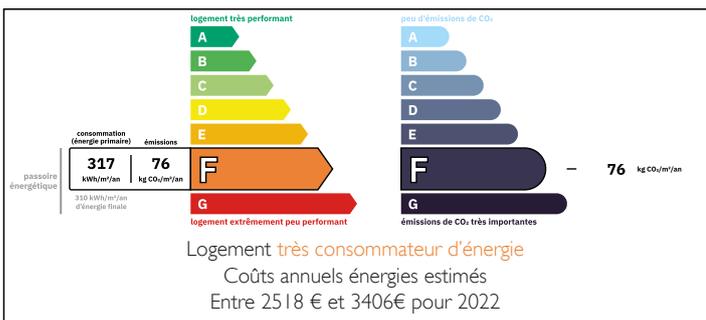
IN BRIEF

This charming 70 m² single-storey farmhouse offers a practical and versatile layout, ideal for creating a comfortable main residence or holiday home. It features a bright veranda, two kitchens, two bedrooms, a cosy living room, a bathroom with WC, a separate WC, a cellar, a storeroom, and an attic with potential for conversion.

Set on 1.7 hectares of land, the property also includes extensive outbuildings—three garages, a barn, an additional outbuilding and a small shed—providing ample space for storage, workshops or hobby activities.

Located in a quiet area of Commentry, it is within close proximity to local shops, schools and a train station, offering the perfect blend of tranquillity and everyday convenience.

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 a quiet area of Commeny, this charming single-storey farmhouse offers the perfect balance between peaceful country living and daily convenience. It sits close to local commerces and a train station, making it an ideal choice for those who want to enjoy a tranquil lifestyle while still benefiting from easy access to amenities and transport links.

The property offers approximately 70 m² of living space and comprises:

- A bright veranda
 - Two kitchens
 - Two bedrooms
 - A comfortable living room
 - A bathroom with WC
 - A separate WC
 - A cellar
 - A storeroom
 - A convertible attic, offering further potential
- Outside, the property includes a generous selection of outbuildings, providing excellent storage or workshop possibilities:
- Three garages
 - A barn
 - An additional outbuilding
 - A small shed

Set on 1.7 hectares of land, this property is ideal for hobby farming, gardening, or simply enjoying wide open space.

Conveniently located close to shops, schools, a collège, doctor, pharmacy, and more, this is an excellent opportunity for anyone seeking a well-situated rural home with plenty of potential.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES