

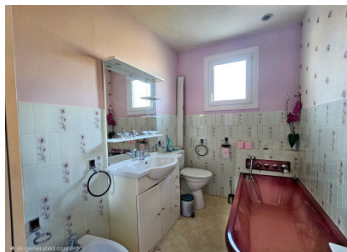
## Charming 108m Village House with Courtyard in Buxières-les-Mines



EXCLUSIVE

## INFORMATION

Town:	Buxières-les-Mines
Department:	Allier
Bed:	2
Bath:	2
Floor:	108 m <sup>2</sup>
Plot Size:	172 m <sup>2</sup>



## IN BRIEF

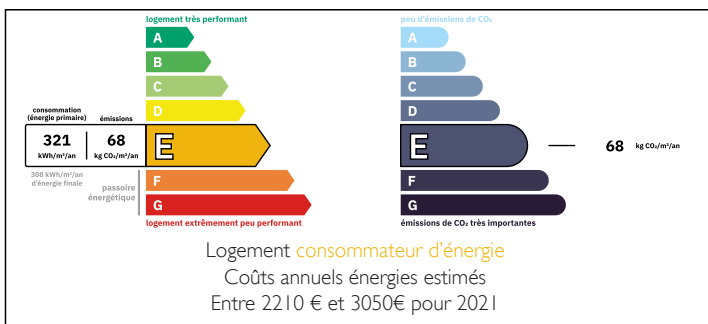
Located in the heart of Buxières-les-Mines, this charming semi-detached village house offers approximately 108m<sup>2</sup> of habitable space, ideal for a family home or holiday retreat.

The property benefits from a practical layout including a bright lounge/dining room, fitted kitchen, two comfortable bedrooms, and a bathroom on the ground floor.

The lower ground level (sous-sol) adds valuable additional space with a summer kitchen, office, shower room, and a large versatile room with patio doors opening to the front of the property.

Equipped with town gas central heating, electric shutters, and mains drainage, the house ensures comfort and convenience.

## ENERGY - DPE



Set on a manageable 172m<sup>2</sup> plot, it features a

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

This well-positioned village property in Buxières-les-Mines offers approximately 108m<sup>2</sup> of habitable living space and presents an excellent opportunity for those seeking a comfortable home in a peaceful yet convenient location.

The house is semi-detached and set within a small plot of 172m<sup>2</sup>, making it easy to maintain while still offering a private courtyard.

On the ground floor (RDC), you are welcomed by an entrance leading to a fitted kitchen of approximately 10m<sup>2</sup>. The spacious and light-filled lounge/dining room (25m<sup>2</sup>) provides a central living area. This level also includes two generously sized bedrooms (12m<sup>2</sup> and 14m<sup>2</sup>) and a bathroom (4m<sup>2</sup>), making it suitable for single-level living if required.

The lower ground floor (sous-sol) significantly enhances the property's functionality. It features a large 28m<sup>2</sup> room with patio doors opening to the front of the house, ideal as a second living space, guest area, or hobby room. There is also a 9m<sup>2</sup> summer kitchen, a 6m<sup>2</sup> office (bureau), a shower room with WC, along with caves, storage cupboards, and a boiler room, offering excellent storage and flexibility.

The property benefits from town gas central heating, electric shutters, and is connected to mains drainage, ensuring modern comfort and practicality.

Situated in the village, the property enjoys a quiet setting while remaining within easy reach of the nearby towns of Cosne-d'Allier, Montluçon, and Moulins, which provide a wide range of shops, services, schools, and transport links.

This property combines space, practicality, and location, offering great potential in a charming French village setting.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES