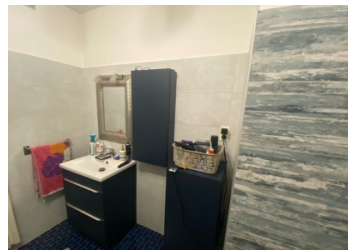
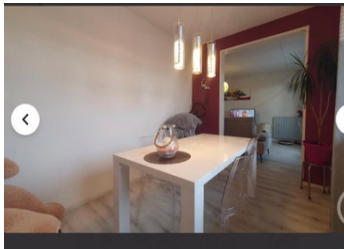
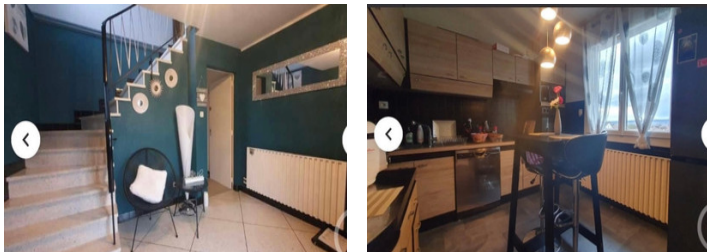


## Charming 3-Bedroom Semi-Detached House in Domérat with Garage and Garden



## INFORMATION

Town:	Domérat
Department:	Allier
Bed:	2
Bath:	1
Floor:	112 m <sup>2</sup>
Plot Size:	550 m <sup>2</sup>

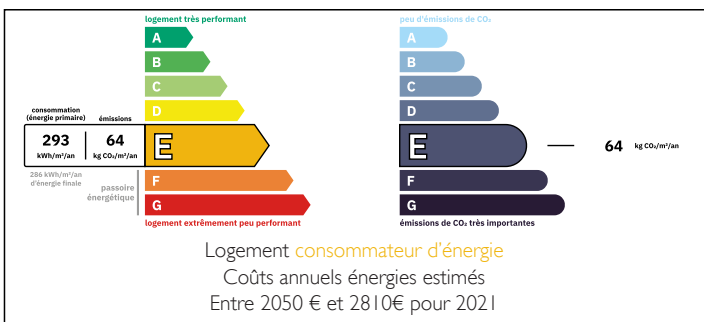


## IN BRIEF

Located in Domérat, this well-presented 2-bedroom semi-detached house offers 112 m<sup>2</sup> of living space. The ground floor comprises an entrance hall, laundry room, bedroom, and garage. The first floor features a kitchen, living/dining room, bedroom with built-in wardrobe, bathroom, and balcony.

The property is within walking distance of various shops, including E.Leclerc, and a sports center, providing a convenient and active lifestyle. Montluçon is also easily accessible for additional amenities and transport links.

## 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

Situated in the heart of Domérat, this semi-detached house from 1970 presents 112 m<sup>2</sup> of comfortable living space. The property is ideally located close to all local amenities, including shops, schools, a medical center, and sports facilities, making it a great choice for families or those seeking easy access to daily necessities.

The house comprises two levels:

Ground Floor:

- Entrance hall
- Laundry room
- Bedroom
- Garage

First Floor:

- Kitchen
- Living/dining room
- Bedroom with built-in wardrobe
- Bathroom
- Balcony

The house is equipped with a new gas boiler, providing efficient heating throughout the property. The total land area of 550 m<sup>2</sup> includes a manageable garden space, ideal for outdoor relaxation or small gardening projects.

Domérat is a dynamic commune offering a wide range of services, including large commercial outlets like E.Leclerc for shopping, making day-to-day living very convenient. The local sports center adds an active dimension to the community, with facilities for various activities.

Moreover, Montluçon is just a short drive away, offering further amenities such as shopping centers, restaurants, schools, and a train station with regional connections. This allows for easy access to larger urban areas, while still enjoying the quieter and more peaceful atmosphere of Domérat.

This property combines comfort, convenience, and a

## LOCAL TAXES

Taxe habitation: EUR

## NOTES