

Village House to Renovate with Land, Outbuildings, and Great Potential



INFORMATION

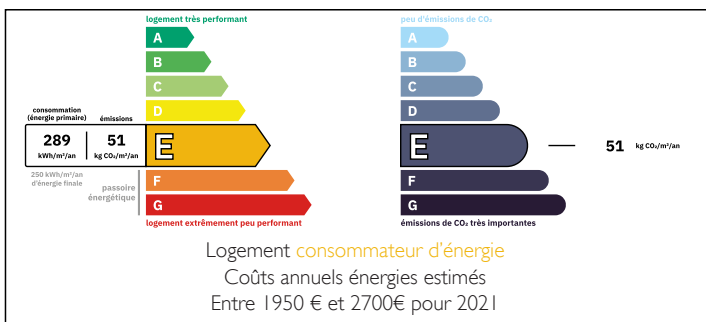
Town:	La Petite-Marche
Department:	Allier
Bed:	3
Bath:	1
Floor:	109 m2
Plot Size:	967 m2



IN BRIEF

Located in the heart of a charming village, this semi-detached south-facing village house offers great potential after renovation. With around 130 m² of living space, the ground floor includes an entrance, kitchen, pantry with old bread oven, living room, and a 54 m² raw room ready for customization. Upstairs you'll find a study, bathroom, and 3 bedrooms. Additional features include a large cellar, spacious garage, a green front courtyard, and a rear garden with a working well. Central heating is installed, though the oil boiler needs replacement. This property is a unique opportunity for renovation enthusiasts or anyone wishing to create a personalized home full of charm.

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

Set in a peaceful, picturesque village, this south-facing semi-detached village house offers great promise for a thoughtful renovation project.

With approximately 130 m² of living space, the ground floor includes an entrance hall, a kitchen, a pantry featuring a traditional bread oven, a cozy living room, and a spacious 54 m² unfinished room, ready to be customized to your needs—whether as a living area, master suite, workshop, or other purpose.

Upstairs, you'll find a study, a bathroom, and three bright bedrooms.

Additional amenities include a large cellar and a spacious garage, offering excellent space for storage, workshop use, or parking.

Outside, the property features a small green courtyard at the front and a generous garden at the rear—ideal for creating a relaxation space, vegetable patch, or family play area. A working well adds to its rural charm.

The house has an existing central heating system, though the oil-fired boiler needs replacing.

Some renovation work is required, but this is a unique opportunity for anyone seeking to shape a character-filled home to their taste.

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