



Ref: A40571ABR03

Price: 85 250 EUR

agency fees included: 10 % TTC to be paid by the buyer (77 500 EUR without fees)

Charming 2-bedroom cottage-style house close to Commentry – ideal holiday home or first-time purchase



INFORMATION

Town: Commentry

Department: Allier

2 Bed:

I Bath:

Floor: 66 m2

Plot Size: 980 m²







IN BRIEF

Charming cottage-style house located close to Commentry, offering a spacious open-plan kitchen, living and dining area, two bedrooms, bathroom, garden with well and outside storage. Mains gas heating. Total plot 980 m². Possibility to purchase fully furnished.



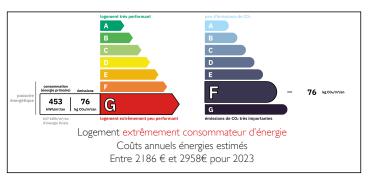


Close to the town of Commentry, which offers all essential amenities including shops, restaurants, schools, and a train station providing easy access to Montluçon and the surrounding area. There is also a weekly market, a public park, and the town offers a variety of schools and a lively cultural scene, including a music school, theatre, sports facilities, and a municipal swimming pool.





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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.



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LOCAL TAXES

Taxe foncière: 909 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located just a few minutes from the centre of Commentry, this charming cottage-style house offers comfort and practicality with easy access to local amenities.

The property includes a bright open-plan kitchen, living and dining area of 39 m², a cupboard housing the gas boiler and washing machine, two bedrooms (8.5 m² and 11.5 m²), and a bathroom of approximately 6 m². Heating is by mains gas.

Outside, there is a pleasant garden of around $980 \, \text{m}^2$ with private parking, a well, and an exterior storage area. The property can be sold fully furnished, making it ideal as a ready-to-use holiday home or first purchase.

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