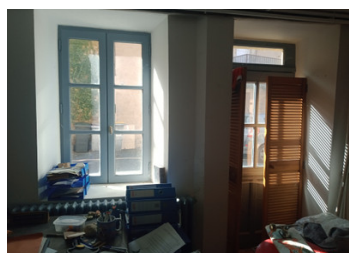


Charming Village House



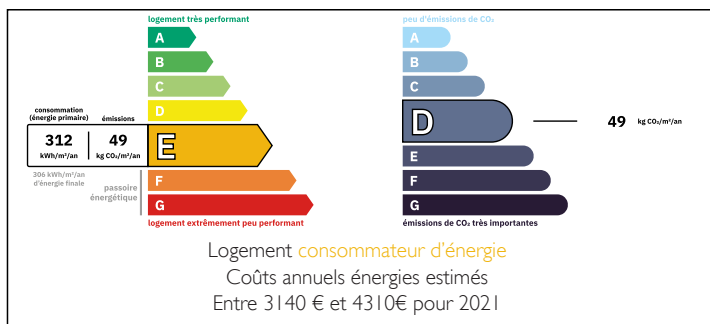
INFORMATION

Town:	Montvicq
Department:	Allier
Bed:	3
Bath:	1
Floor:	196 m2
Plot Size:	337 m2

IN BRIEF

Charming village house located on a quiet road, consisting of two adjoining houses. The ground floor offers a spacious kitchen with direct access to the garden, a 35 m² living room, and an additional room that can be used as a bedroom or home office. The living room features a beautiful fireplace with a wood-burning stove.

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

On the first floor, you will find a spacious bathroom with a bathtub, washbasin and WC, as well as two bedrooms. At each end of the landing, staircases lead to the attic, where two additional bedrooms could easily be created.

The enclosed garden is located at the rear of the property and offers approximately 300 m² of level outdoor space. It can be accessed both from the kitchen and through the adjoining barn.

The property is heated by gas radiators connected to a central heating boiler, with the wood-burning stove providing additional warmth.

The property is connected to the mains drainage system.

The roof has been insulated.

There is an extension on both sides of the house, meaning you have no immediate neighbours directly adjoining the living areas.

The house is ready to move into, although some updating would allow you to modernise it to your own taste.

A lovely home for a small family or an ideal holiday retreat, offering comfortable outdoor space without the maintenance of a large garden.

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

NOTES