

Large 3 bedroomed house, garage, 2392m², land constructible, quiet location. Close to town.



INFORMATION

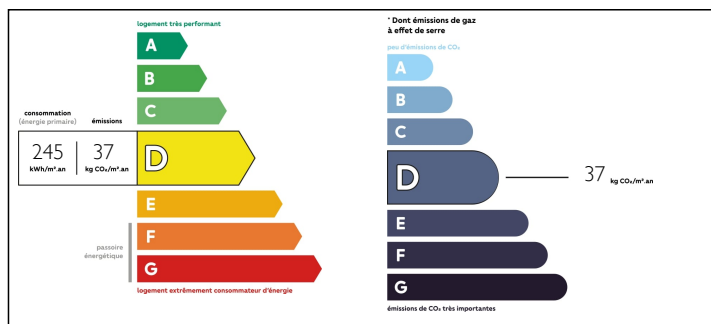
Town:	Domérat
Department:	Allier
Bed:	3
Bath:	1
Floor:	164 m ²
Plot Size:	2392 m ²



IN BRIEF

This beautiful 3 bedroomed house offers spacious rooms with plenty of natural light. In a quiet neighbourhood on the edge of a woodland, yet only a couple of kilometres from town. With a garage and workshop, and a lovely well-maintained garden that surrounds the house. All on a plot of 2392m², constructible. Only 3km to the town of Domérat, large shops at 2km, and 5km from the centre of the Medieval City of Montluçon where there are many other shops and activities on offer.

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.



LOCAL TAXES

Taxe foncière: 1150 EUR

NOTES

DESCRIPTION

The house has a habitable space of approximately 164m² comprising of :

Ground floor :

large entrance hallway (22,34m²) with a beautiful staircase leading to the first floor

boiler room (5,53m²)

living room (34,44m²) with patio doors leading to the terrace

kitchen (26m²)

toilet

First floor :

two bedrooms (10m², 12m²)

one large bedroom with a dressing room and a balcony (34m²)

shower room and separate toilet

Further on this floor is a kitchen which could be changed into a large bathroom or another bedroom.

The property has two heating systems connected to the radiators, oil central heating and a central pellet burner with back boiler. There is fibre internet connected and the property is connected to mains drainage.

Outside :

The property is fully fenced, and the land surrounds the property. The garden has been well maintained and has a number of mature fruit trees. There is a gravelled path around the house, a terrace at the front and more sitting areas around the garden. The garden is constructible. There is a garage with a workshop and a small metal shed.

Located in a quiet neighbourhood on the edge of a woodland, this property combines a quiet countryside living with proximity to the city. Well worth a visit.

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