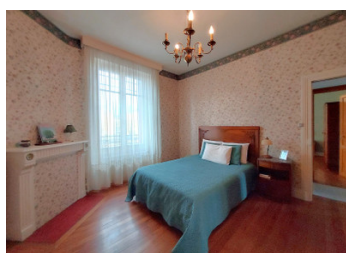
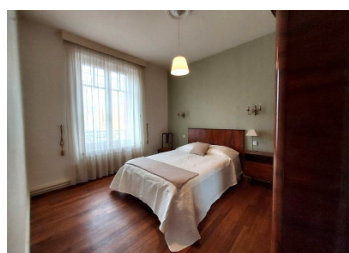
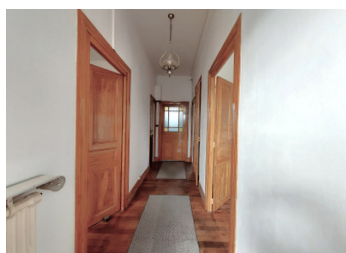
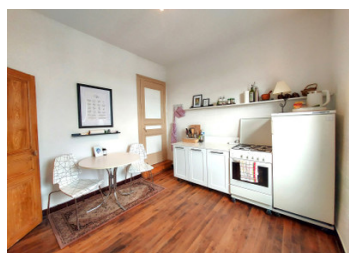


Delightful two-story, 4-bedroom apartment, occupying the first and second floors of a quaint house.



## INFORMATION

Town:	Montluçon
Department:	Allier
Bed:	4
Bath:	1
Floor:	86 m2
Outside Space:	155 m2



## IN BRIEF

This delightful two-story apartment is located in the heart of the Medieval town of Montluçon. Occupying the first and second floors of a quaint house, it offers a perfect blend of comfort and style. Offering 86m<sup>2</sup> of habitable space you have on the 1st floor a lounge, kitchen, two bedrooms, and a bathroom. The second floor has two bedrooms and 4 attic rooms suitable for customization. Below, there's a cellar featuring a secure workshop, additional storage space, and housing for the central heating system. Outside, you'll find a charming small garden area, along with ample off-road parking space. This apartment benefits from the town's rich history and vibrant community. Enjoy the convenience of nearby amenities, shops, and cultural attractions, all within walking distance. Montluçon has a good bus service and a train station.

## ENERGY - DPE



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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.



## DESCRIPTION

In a quaint house, split into two apartments, this delightful apartment occupies the first and second floors. The apartment has around 86m<sup>2</sup> of habitable space comprising of :

Side steps lead to the balcony of 10m<sup>2</sup> leading to the front door where you will find on the 1st floor- hallway

kitchen (10m<sup>2</sup>)

lounge (14m<sup>2</sup>) patio doors lead onto the balcony.

storage cupboard

two bedrooms (12m<sup>2</sup>, 13m<sup>2</sup>)

bathroom (3.4m<sup>2</sup>)

Stairs from the kitchen lead to the 2nd floor where you have-

two bedrooms (both 11m<sup>2</sup>)

four attic rooms (6m<sup>2</sup>, 7.7m<sup>2</sup>, and two of 2.5m<sup>2</sup>) the larger rooms are suitable to use for extra bedrooms if needed.

This charming apartment has the elegance of oak floors that seamlessly extend throughout the space, creating a warm and inviting atmosphere. The high ceilings on the first floor add a sense of grandeur, enhancing the overall spaciousness and allowing for an abundance of natural light to flood the rooms.

Outside, you have access to the cellar, divided into two parts totaling 29m<sup>2</sup>. One section is a secure, pre-equipped workshop, while the other is an open space housing the central heating boiler and has room for storage of garden furniture. Electricity and water connections are available in this area.

The garden at the rear is split in two so you have your own private area, ideal for a vegetable plot or just relaxing.

There is plenty of off-road parking.

The town of Montluçon has a rich history and a vibrant community, it has retained many traces of its

## LOCAL TAXES

Taxe foncière: 1357 EUR

## NOTES