LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30705ABR03 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Renovated house in the heart of France. 3 bedrooms, pergola, outbuildings, countryside views.















INFORMATION

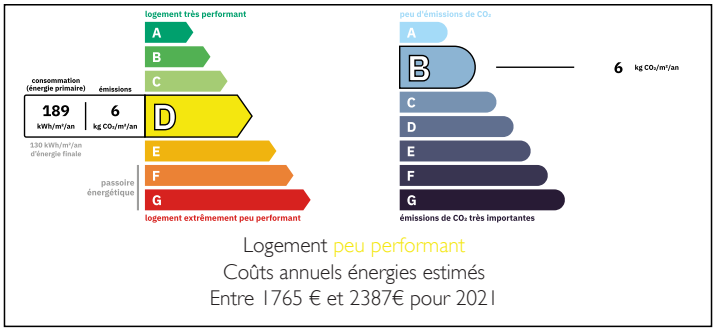
Town:	Vernusse
Department:	Allier
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	1899 m2

IN BRIEF

A beautifully renovated stone house on a 1899m² plot, situated in a charming village surrounded by stunning nature in the heart of France. This home features a spacious living area, 3 bedrooms, and an electric bioclimatic pergola. Additionally, there is a barn, a garden storage shed, and a lovely garden with views over the countryside.

Located 7km from the town of Montmarault, where you will find all necessary amenities, and 37km from the Medieval City of Montluçon, which offers numerous activities. The property is only 84km from the international airport in Clermont-Ferrand and just 9km from the Autoroute (A71).

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 1765 € et 2387€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30705ABR03 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**732 EUR**

NOTES

DESCRIPTION

Located in the heart of France, this fully renovated property offers 140m² of habitable space comprising:

Ground Floor:
Lounge (37m²) with a pellet burner and patio doors leading to the pergola
Office (13m²) with a chimney
Toilet
Fitted kitchen (16m²) with a door leading to the pergola

First Floor:
Small loft space (5m²)
Shower room (6m²)
Three bedrooms (13m², 18m², 20m²), two with built-in wardrobes

The house is in excellent condition, featuring double glazing and some electric shutters. The pellet burner and electric radiators provide heating. There is a septic tank that does not conform.

Outside:
An electric bioclimatic pergola with sides and LED lighting is attached to the house.
A beautiful garden at the rear of the property includes various shrubs and trees.
An old washhouse shared with the neighbour.
The land is fenced, with a separate fenced area containing a garden shed equipped with electricity and water, ideal for keeping small livestock.
Additional features include a small cellar, outside water and electricity, and several electric points around the garden.

At the front is a courtyard partly shared with the neighbour, and a large barn/garage (60m²) with a second floor and wood storage, as well as water, electricity, and a well. The neighbouring house is a holiday home to which the owner rarely visits.

This property is located in a quaint village behind the church, which has silent bells.