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Ref: A31347ABR03 Price: 39 000 EUR

agency fees to be paid by the seller

Village house with 3 bedrooms, large 2,567 m plot and big convertible loft – Saint Désiré







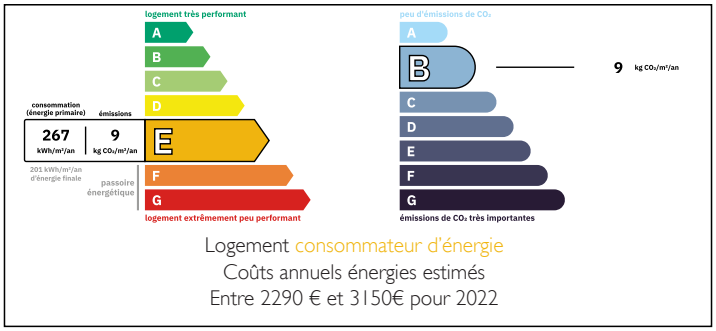








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2290 € et 3150€ pour 2022

INFORMATION

Town:	Saint-Désiré
Department:	Allier
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	2567 m2

IN BRIEF

Located in the peaceful village of Saint-Désiré, this 3-bedroom house offers 80 m² of living space with exceptional potential thanks to its impressive 98 m² convertible loft.

Set on a very private and not overlooked 2,567 m² wooded plot, the property includes an entrance hallway, a kitchen, a cozy living room warmed by a pellet stove, a ground-floor bedroom, shower room and separate toilet. The former barn area provides two additional bedrooms, one with direct access to the rear garden, and a staircase leading to the expansive loft.

Outside, the garden features a workshop, covered sitting area, small cellar, and wood storage shelter.

The house benefits from double glazing and mains drainage. Renovation is required, including the roof, but the property offers tremendous potential to

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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:	**412 EUR**
Taxe habitation:	**401 EUR**

NOTES

DESCRIPTION

This lovely property has approximately 80m² of habitable space, with the potential to add more. It currently comprises of :

Interior:
entrance hallway
kitchen with portable electric hot plates (17m²)
shower room
separate toilet
bedroom (10m²)
cozy living room warmed by a pellet stove (14m²)
from the living room is an entrance to the old barn with:
a hallway with an entrance door
two bedrooms, one with doors opening to the rear garden (16m², 23m²)
a staircase in the hallway leading to an expansive loft with conversion potential (98m²)

Exterior:
rear garden with a shelter and covered sitting area, very private and not overlooked
wooded and sloping land
small cellar under the house
small shelter for wood storage at the front of the house

The property is fully equipped with double glazing and connected to the village sewer system. While it requires some work, including a new roof, this is a fantastic opportunity to transform it into a spacious home on the edge of the village, offering tremendous potential.

Saint Désiré is a quaint village located in the Allier department of the Auvergne-Rhône-Alpes region in central France. Known for its picturesque countryside and charming rural ambiance, it offers a peaceful lifestyle while still being conveniently close to several towns and amenities.

The village is approximately 20 kilometers from Montluçon, a larger town that provides a wide range