LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35065ABR03 Price: 85 000 EUR

agency fees to be paid by the seller

Characterful 2-bedroom longère with conversion potential, outbuildings and countryside views – Commentry







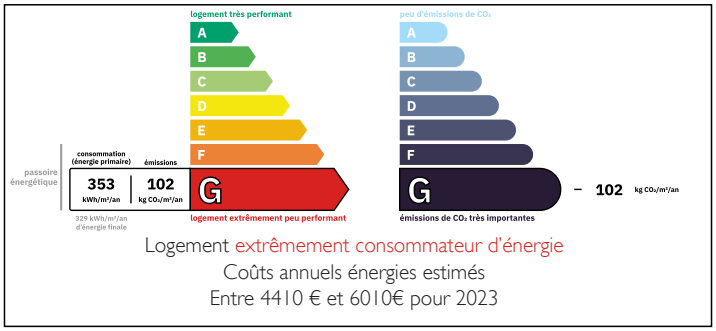








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4410 € et 6010€ pour 2023

INFORMATION

Town:	Commentry
Department:	Allier
Bed:	2
Bath:	1
Floor:	102 m2
Plot Size:	1070 m2

IN BRIEF

Characterful 2-bedroom longère with garden, outbuildings and conversion potential, quietly situated in Commentry.

Offering approximately 102m² of living space on a 1,070m² plot, the property includes a kitchen, back kitchen/larder, two generous bedrooms, shower room, lounge and a spacious 26m² living room with open fireplace. The attic extends over the house and offers potential for conversion, subject to the necessary permissions.

Outside, there is a garage, large attached hangar, cellar and an additional old house requiring renovation, offering further possibilities for accommodation, a workshop or storage.

With countryside views, mains drainage and local amenities close by, this is an interesting property for anyone looking for a character home with scope 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: **1022 EUR**

NOTES

DESCRIPTION

This characterful 2-bedroom longère is situated in a quiet area of Commentry and offers an interesting combination of living space, land and substantial outbuildings, with plenty of scope for improvement and further development.

The main house provides approximately 102m² of living space and is set within a generous 1,070m² plot. The property is immediately usable but would benefit from updating, allowing a new owner to modernise the accommodation while retaining its traditional character.

The ground floor comprises an entrance hall, a kitchen of approximately 15m², back kitchen and larder, two generous bedrooms, a shower room with WC, a 10m² lounge and a larger 26m² living room with an open fireplace. There is also a 12m² boiler/laundry room providing useful additional space and access to the garden.

The attic extends over the house and is accessed via an external staircase. This offers potential to create additional living accommodation, subject to the necessary permissions and works.

Outside, the property benefits from a 1,070m² plot with garden and views over the surrounding countryside. There is a 14m² garage, a substantial attached hangar and additional storage space, providing plenty of room for vehicles, equipment, a workshop or other projects.

A particularly interesting feature is the additional old house situated on the property. Currently comprising two rooms of approximately 27m² and 8m², this building requires renovation but could offer the possibility of creating additional accommodation or a separate guest space, subject to the necessary permissions.

The property also has a vaulted cellar and mains drainage....