LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40571ABR03 Price: 69 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (63 000 EUR without fees)

Charming 2-bedroom cottage-style house close to Commentry – ideal holiday home or first-time purchase

EXCLUSIVE















INFORMATION

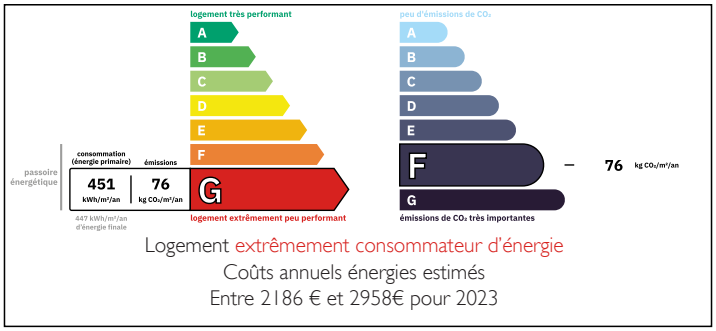
Town:	Commentry
Department:	Allier
Bed:	2
Bath:	1
Floor:	64 m2
Plot Size:	980 m2

IN BRIEF

Charming cottage-style house located close to Commentry, offering a spacious open-plan kitchen, living and dining area, two bedrooms, bathroom, garden with well and outside storage. Mains gas heating. Total plot 980 m². Possibility to purchase fully furnished.

Close to the town of Commentry, which offers all essential amenities including shops, restaurants, schools, and a train station providing easy access to Montluçon and the surrounding area. There is also a weekly market, a public park, and the town offers a variety of schools and a lively cultural scene, including a music school, theatre, sports facilities, and a municipal swimming pool.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2186 € et 2958€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **909 EUR**

NOTES

DESCRIPTION

Located just a few minutes from the centre of Commentry, this charming cottage-style house offers comfort and practicality with easy access to local amenities.
The property includes a bright open-plan kitchen, living and dining area of 39 m², a cupboard housing the gas boiler and washing machine, two bedrooms (8.5 m² and 11.5 m²), and a bathroom of approximately 6 m². Heating is by mains gas.

Outside, there is a pleasant garden of around 980 m² with private parking, a well, and an exterior storage area. The property can be sold fully furnished, making it ideal as a ready-to-use holiday home or first purchase.

The town of Commentry offers all essential amenities including shops, restaurants, schools, and a train station with easy access to Montluçon and the surrounding area. There is also a weekly market, a public park, and the town offers a variety of schools and a lively cultural scene, including a music school, theatre, sports facilities, and a municipal swimming pool.

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