

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

EXCLUSIVE



## INFORMATION

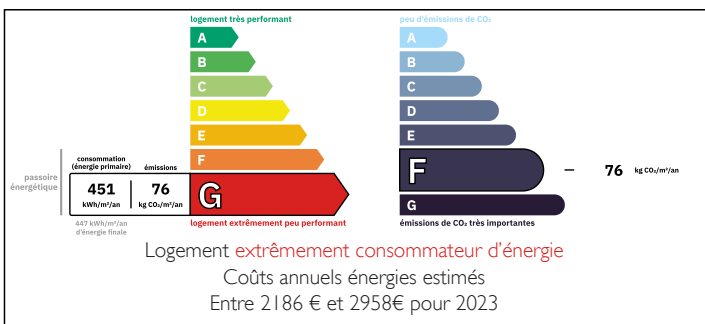
Town:	Commentry
Department:	Allier
Bed:	2
Bath:	1
Floor:	64 m <sup>2</sup>
Plot Size:	980 m <sup>2</sup>

## 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 m<sup>2</sup>. 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



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.



## 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 m<sup>2</sup>, a cupboard housing the gas boiler and washing machine, two bedrooms (8.5 m<sup>2</sup> and 11.5 m<sup>2</sup>), and a bathroom of approximately 6 m<sup>2</sup>. Heating is by mains gas.

Outside, there is a pleasant garden of around 980 m<sup>2</sup> 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.

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

## LOCAL TAXES

**Taxe foncière: 909 EUR**

## NOTES