LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42295AMB03 Price: 89 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (81 000 EUR without fees)

Charming Renovated Stone House in a Peaceful Hamlet in the Allier















INFORMATION

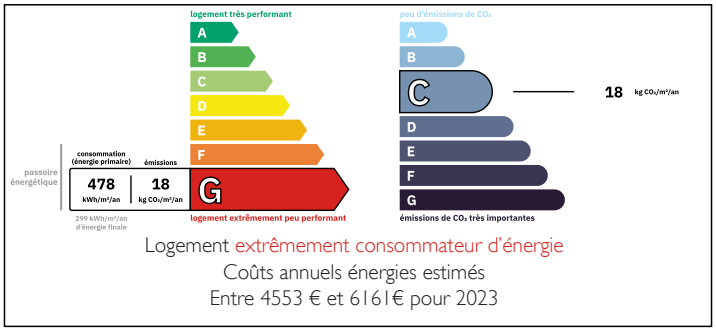
Town:	Saint-Marcel-en-Marcillat
Department:	Allier
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	785 m2

IN BRIEF

Nestled in the heart of the Allier region, Saint-Marcel-en-Marcillat is a peaceful and green village, perfect for anyone seeking the calm of the French countryside. The area offers numerous walking trails and unspoilt natural surroundings, ideal for relaxation and outdoor activities.

The property is around 7 km away from Marcillat-en-Combraille, just 12 km from Évaux-les-Bains, famous for its thermal spa and wellness facilities, 30 km from Montluçon with all major shops and services, and approximately 60 km from Aubusson.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4553 € et 6161€ 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.

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: A42295AMB03 Price: 89 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (81 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**62 EUR**

NOTES

DESCRIPTION

This charming stone house has been fully renovated since 2022 in an elegant rustic-chic style. It is perfect as a family home or a holiday retreat. Located at the end of a quiet hamlet, it offers peace and privacy without being completely isolated.

Ground floor:
-Spacious 26 m² kitchen with custom-made units, stone sink and traditional terracotta floor tiles
-Bright 20 m² living room
-6 m² bathroom with Italian-style walk-in shower and toilet

First floor:
-Two bedrooms of 13 m² and 24 m², both with original solid wood flooring
-A dressing room and a reading nook

Outbuildings & exterior:
-Large 61 m² barn with upper level, currently used as a workshop and storage space
-Vaulted cellar
-Well
-785 m² fenced garden

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