

## Charming Single-Level Home on a Spacious 4,447 m Plot with Garage



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Coulevre            |
| Department: | Allier              |
| Bed:        | 1                   |
| Bath:       | 1                   |
| Floor:      | 53 m <sup>2</sup>   |
| Plot Size:  | 4447 m <sup>2</sup> |

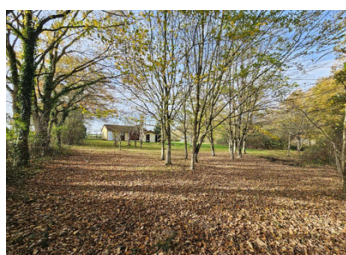
## IN BRIEF

Charming single-level property with a habitable surface of 53 m<sup>2</sup>, set on a 4447 m<sup>2</sup> plot with garage. Located in a pleasant and quiet environment, this property is a harmonious ensemble, ideal as a holiday home.

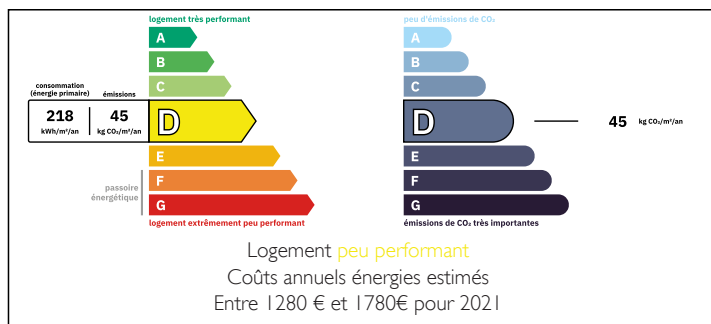
Layout: • Living room / kitchen • Bathroom with WC • Bedroom Features: • Gas-fired central gas heating • Double glazing

Highlights: • Attractive 4447 m<sup>2</sup> plot • Garage

Amenities: • Shops in Coulevre (approx. 2 km) • Shops and services in Bourbon-l'Archambault (approx. 13 km)



## 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

Set in a pleasant and quiet environment, this charming single-level property offers approximately 53 m<sup>2</sup> of comfortable living space and sits on a generous 4,447 m<sup>2</sup> plot. The property forms a harmonious and inviting ensemble, perfect as a holiday home, a peaceful retreat, or a small countryside residence.

The interior layout is practical and welcoming, comprising a living room with kitchen area, one bedroom, and a bathroom with WC. The house benefits from several comfort features including gas-fired central heating, and double glazing, ensuring comfort throughout the year.

Outside, the large plot provides plenty of space to enjoy nature, gardening, or outdoor activities. A garage is also included, offering convenient parking or additional storage.

Despite its tranquil setting, the property remains within easy reach of amenities. Local shops can be found in Couleuvre, approximately 2 km away, while a wider range of services, shops, and facilities are available in Bourbon-l'Archambault, around 13 km away.

This property offers an excellent opportunity for those seeking a quiet countryside getaway with generous outdoor space.

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

## NOTES