

## Charming village house divided into 2 apartments, enclosed garden and outbuildings



## INFORMATION

Town:	Le Veurdre
Department:	Allier
Bed:	4
Bath:	4
Floor:	200 m2
Plot Size:	1371 m2



## IN BRIEF

Charming village property offering generous living space and excellent potential, currently configured as one house divided into two apartments, with an enclosed walled garden

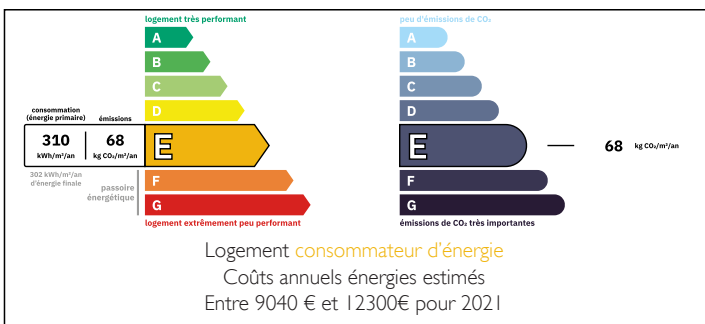
The first apartment includes an entrance hall, lounge, dining room with woodburner and garden access, kitchen, shower room with toilet, and three bedrooms upstairs with an additional shower room.

The second apartment offers a kitchen, shower room with toilet, spacious dining room with chimney and stairs to the first floor, and a lounge opening onto the garden. Upstairs are a bedroom, bathroom and a large landing suitable for creating another bedroom or office.

Outside there is a terrace, cellar, several barns over two levels, a garden cottage to renovate with its own access, and a well.

Located in the village of Le Veurdre with daily amenities, and within easy reach of Nevers, Moulins, Paris and...

## ENERGY - DPE



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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.



## DESCRIPTION

Situated in a pleasant village setting, this attractive and characterful property offers a rare opportunity to acquire a spacious home with excellent flexibility. The property is currently divided into two separate apartments but was originally one large residence and could easily be reunited if desired.

The first apartment offers approximately 105m<sup>2</sup> of habitable space. On the ground floor, an entrance hallway (14m<sup>2</sup>) leads to a bright lounge (26m<sup>2</sup>) and a dining room (16m<sup>2</sup>) featuring a woodburner and direct access to the garden. The kitchen (6m<sup>2</sup>) is located nearby along with a shower room with toilet.

On the first floor, a large landing (12m<sup>2</sup>) provides an ideal space for a home office or reading area. There are three bedrooms (13m<sup>2</sup>, 13m<sup>2</sup> and 17m<sup>2</sup>) and a spacious shower room with toilet (8m<sup>2</sup>). From this level there is access to the loft space which spans the whole property, offering potential for further accommodation if required.

The second apartment provides around 95m<sup>2</sup> of habitable space. The ground floor includes a kitchen (14m<sup>2</sup>), shower room with toilet, a large dining room (27m<sup>2</sup>) with chimney and staircase to the first floor, and a lounge (26m<sup>2</sup>) with doors opening onto the garden.

Upstairs there is a bedroom (13m<sup>2</sup>), a bathroom with toilet, and a large landing (15m<sup>2</sup>) which could easily be converted to create a second bedroom or office space.

Heating is provided by gas central heating and a woodburner, and the property benefits from double glazing. The house is also connected to mains drainage and...

## LOCAL TAXES

Taxe foncière: **1206 EUR**

## NOTES