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Ref: A43945ABR03 Price: 66 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (60 000 EUR without fees)

Charming 108m Village House with Courtyard in Buxières-les-Mines

EXCLUSIVE







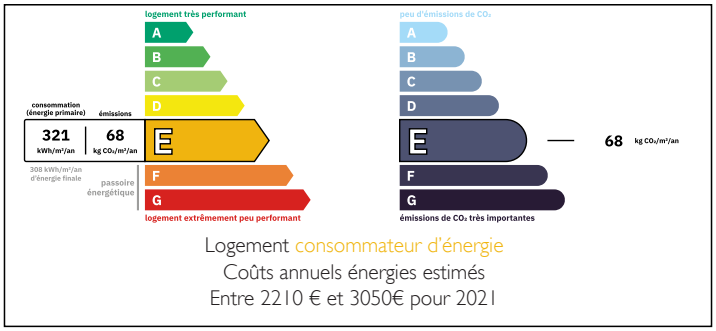








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2210 € et 3050€ pour 2021

INFORMATION

Town:	Buxières-les-Mines
Department:	Allier
Bed:	2
Bath:	2
Floor:	108 m2
Plot Size:	172 m2

IN BRIEF

Located in the heart of Buxières-les-Mines, this charming semi-detached village house offers approximately 108m² of habitable space, ideal for a family home or holiday retreat.

The property benefits from a practical layout including a bright lounge/dining room, fitted kitchen, two comfortable bedrooms, and a bathroom on the ground floor.

The lower ground level (sous-sol) adds valuable additional space with a summer kitchen, office, shower room, and a large versatile room with patio doors opening to the front of the property.

Equipped with town gas central heating, electric shutters, and mains drainage, the house ensures comfort and convenience.

Set on a manageable 172m² plot, it features a

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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.

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DESCRIPTION

This well-positioned village property in Buxières-les-Mines offers approximately 108m² of habitable living space and presents an excellent opportunity for those seeking a comfortable home in a peaceful yet convenient location.

The house is semi-detached and set within a small plot of 172m², making it easy to maintain while still offering a private courtyard.

On the ground floor (RDC), you are welcomed by an entrance leading to a fitted kitchen of approximately 10m². The spacious and light-filled lounge/dining room (25m²) provides a central living area. This level also includes two generously sized bedrooms (12m² and 14m²) and a bathroom (4m²), making it suitable for single-level living if required.

The lower ground floor (sous-sol) significantly enhances the property's functionality. It features a large 28m² room with patio doors opening to the front of the house, ideal as a second living space, guest area, or hobby room. There is also a 9m² summer kitchen, a 6m² office (bureau), a shower room with WC, along with caves, storage cupboards, and a boiler room, offering excellent storage and flexibility.

The property benefits from town gas central heating, electric shutters, and is connected to mains drainage, ensuring modern comfort and practicality.

Situated in the village, the property enjoys a quiet setting while remaining within easy reach of the nearby towns of Cosne-d'Allier, Montluçon, and Moulins, which provide a wide range of shops, services, schools, and transport links.

This property combines space, practicality, and location, offering great potential in a charming French village setting.

NOTES

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