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Ref: A46425ABR03 Price: 56 600 EUR

agency fees to be paid by the seller

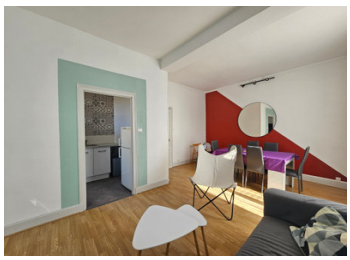
Flexible Investment Property with Two Independent Apartments in the Heart of Néris-les-Bains Spa Town















INFORMATION

Town:	Néris-les-Bains
Department:	Allier
Bed:	3
Bath:	2
Floor:	63 m2
Plot Size:	0 m2

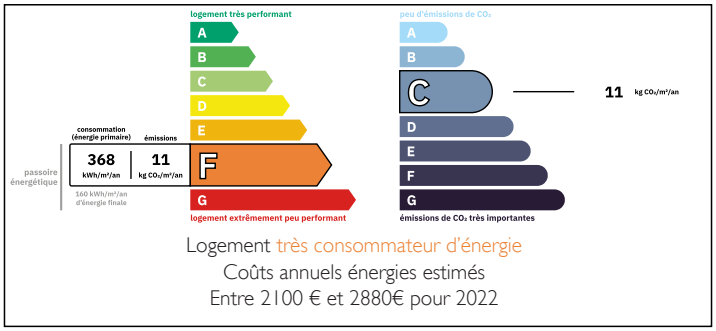
IN BRIEF

Situated in the popular thermal spa town of Néris-les-Bains, this beautifully presented townhouse offers approximately 63 m² of habitable space and is currently arranged as two independent apartments, making it ideal for holiday accommodation, furnished rentals, multi-generational living or a private residence with guest accommodation. Recently renovated and ready to occupy, the property benefits from double glazing, bright living spaces and a flexible layout. The ground floor apartment comprises an open-plan living area, bedroom and shower room, while the duplex apartment offers a living room, fitted kitchen, two bedrooms and shower room.

The property is sold completely furnished, offering a turnkey solution for personal use or furnished rental.

Located close to the famous thermal baths, shops and local amenities, this is an excellent opportunity

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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.

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NOTES

DESCRIPTION

Situated in the heart of the charming thermal spa town of Néris-les-Bains, this attractive townhouse offers approximately 63 m² of habitable space and provides an excellent opportunity for buyers seeking a flexible property with a variety of possible uses.

Currently arranged as two independent apartments, the property has been renovated and is ready for immediate occupation, allowing new owners to move straight in or begin generating rental income without the need for further work.
The ground floor apartment offers approximately 25 m² of accommodation comprising a bright open-plan living room with fitted kitchen (15.4 m²), a bedroom (7.4 m²) and a shower room (2.3 m²). This self-contained apartment is ideal for holiday guests, visiting family or long-term rental.

Occupying the first and second floors, the second apartment provides approximately 38 m² of accommodation. The first floor comprises a bright living and dining room (16 m²), fitted kitchen (4.9 m²) and separate WC. On the upper floor are two bedrooms (6.5 m² and 7.8 m²) together with a shower room (2.9 m²).
The property's corner position allows plenty of natural light into the living areas, while double glazing throughout and electric heating ensure comfortable year-round occupation. An entrance hall with laundry area provides practical storage and separate access to each apartment.

The property is being sold fully furnished, allowing buyers to move straight in or begin renting immediately without any additional investment.

One of the property's greatest strengths is its versatility. It could continue to be used as two independent apartments...