



Longere

MARCILLAT EN COMBRAILLE (03)

**240 000 €\***

\* Agency fees to be paid by the seller



170 m<sup>2</sup>



10 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

Charming Redeveloped Longère in Marcillat en Combraille Nestled in the tranquility of the Marcillat en Combraille countryside, this carefully restored Bourbonnais farmhouse offers an exceptional opportunity. With more than 400 square meters of floor space, including 170 square meters of living space spread over three levels, this property offers generous space and a multitude of possibilities. Main characteristics: 170 m<sup>2</sup> of living space including a living room of 38 m<sup>2</sup>. Ten rooms including 5 bedrooms, a bathroom and four shower rooms and five toilets on 3 levels. Description: On the ground floor, you will find a large living room, a spacious living room, two fully equipped kitchens, a bedroom, a shower room, a bathroom, a laundry room and a garage. A huge 145 square meter attic provides additional space for creative projects or storage. The first floor accommodates four additional bedrooms, offering a sleeping capacity of 18 to 20 people, as well as bathrooms and a landing. The second floor has a landing, an office, a bathroom and a bedroom, providing additional multi-purpose space. Equipment and Services: • Equipped kitchen • Electric heating • Outdoor parking for 3 cars • Garage Location: The property is ideally located with amenities nearby: • Motorway: 20 km • Bus stop: 500 m • City center: 2 km • Shops: 2 km • School: 2 km • Airport: 90 km Environment: Surrounded by greenery, this farmhouse offers a peaceful atmosphere and a rural setting. Nature lovers will appreciate the calm of the surrounding countryside. This renovated farmhouse offers a rare opportunity to own a spacious and comfortable home in a picturesque setting. Whether as a primary residence, vacation home or seasonal rental project, this property offers remarkable potential. Contact us today to organize a visit and discover all the charm of this farmhouse.

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 822022

Property type ..... Longere

### SURFACES

Living space ..... 170 m²

Living room surface ..... 38 m²

Land surface ..... 490 m²

### COMPOSITION

Number of rooms ..... 10

Number of bedrooms ..... 5

Number of bathrooms ..... 1

Toilets count ..... 5

Washrooms ..... 4

### APPENDIX

Parking ..... extérieur

Parking space ..... 3

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Kitchen ..... équipée



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