



House

LE VILHAIN (03)

114 000 €*

* Agency fees to be paid by the seller



90 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Charming Longère in the Heart of the Bocage Bourbonnais

Nestled in the peaceful village of Le Vilhain, between Cerilly and Cosne d'Allier, this farmhouse offers a serene rural setting, ideal for nature lovers. On a generous plot of 4784m², this property invites you to tranquility and comfort.

Upon entering, you will be greeted by a spacious living room bathed in light, extending over 43m² and offering access to the upper floor. The house also includes a functional kitchen, a bedroom, a bathroom and a toilet, guaranteeing a practical and pleasant daily life.

Upstairs, a landing leads to two sloping bedrooms, offering cozy spaces for the whole family.

An adjoining 34m² stable offers possibilities for extension on two levels, ideal for development projects.

The double-glazed wooden windows and skylights provide optimal insulation, while heating is provided by a stove serving as central heating, a wood insert and electric convectors, offering soft and comforting heat in all seasons. Outside, you benefit from a 45m² wooden shed and a well, adding to the charm and functionality of this property. Located in the countryside, this farmhouse embodies the bucolic charm of the region, perfectly meeting your search and environmental criteria.

Don't miss the opportunity to discover this haven of peace, contact me today for more information and to arrange a visit. Michel VEILLAUT, CAPIFRANCE real estate advisor.

Fees are the responsibility of the seller. Housing with excessive energy consumption: class F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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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MOULINS (03000)

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847121

Property type House

Year of construction 1900

Exposure South

View Aucune vue

SURFACES

Living space 90 m²

Living room surface 43 m²

Land surface 4784 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Toilets count 1

Washrooms 1

DPE/GES

DPE 404

GES 12

APPENDIX

Parking extérieur

Parking space 1

Videophone Non

SERVICES

Heater électricité

Heater bois

Kitchen vide



CAPIFRANCE
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SAS au capital de 100.000 euros

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