



Quiet 2-bedroom apartment,

03100, Allier, Auvergne-Rhône-Alpes

€33,000

Ref: AF25591

* 2 Beds * 1 Bath * 63m²

Located in Montluçon, in a sought-after area, on the 7th floor of a secure block of flats in co-ownership, this 63 m² apartment is composed of a big and very bright living-cum-dining room that gives onto a balcony, a kitchen, two bedrooms that give onto a balcony, a walk-in closet, a bathroom, a separate...

- Number of rooms: 4

Property Description

Located in Montluçon, in a sought-after area, on the 7th floor of a secure block of flats in co-ownership, this 63 m² apartment is composed of a big and very bright living-cum-dining room that gives onto a balcony, a kitchen, two bedrooms that give onto a balcony, a walk-in closet, a bathroom, a separate toilet and a cellar. A great opportunity for a city dweller or as a rental investment!

The entrance to the block of flats is nice, well maintained and secure.

Built in 1978, this block of flats has a lovely façade, a spacious courtyard and several parking spaces around the property. The apartment is on the 7th and last floor of the building; there is an elevator.

The front door opens onto a small hallway with a coat rack. The hallway leads to a nice living-cum-dining room (almost 17 m²) that you could design in a classical or modern style.

Right next to it is a cosy bedroom (9 m²). The big balcony (almost 6 m²) is reachable from both the bedroom and the living-cum-dining room. You'll feel like you're in the countryside after putting plants on the balcony.

The second bedroom (13 m²) also has a balcony (2.6 m²), which could be used as another open-air space. Both balconies have spectacular views of the town.

At the end of the hallway is a walk-in closet (3 m²) that is separate from the bedrooms. It's practical for all members of the family.

To the left of the entrance is an equipped kitchen (7.5 m²). It is very functional and has several cupboards, but it needs a new look. You'll appreciate the view from the window overlooking the forest.

The bathroom (almost 3 m²) has a tub and washbasin.

The toilet is separate.

Collective heating is provided by a mains-gas fired boiler with a thermostat on each radiator. Joinery is single-glazed.

This apartment is for anyone (single, couples, working or retired, main home or rental investment). All conveniences are nearby.

Located in Montluçon; 4 minutes from the centre of town; 5 min from a high-speed train station (TGV); 6 min from the lake of Sault; 10 min from a golf course; 3 hr 45 min from Paris; 4 hr from La Rochelle and the Atlantic Ocean; 4 hr from Montpellier and the Mediterranean Sea.

Gallery

