

Magnificent renovated mansion, numerous bedrooms, private bathrooms, outbuildings, pool and 8.3 hectares.



## INFORMATION

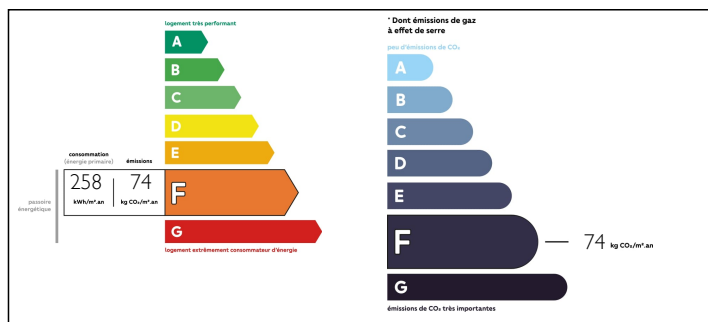
Town:	Espinasse-Vozelle
Department:	Allier
Bed:	9
Bath:	8
Floor:	550 m2
Plot Size:	83964 m2

## IN BRIEF

This magnificent mansion, dating back to the 17th century, has been beautifully renovated while retaining its original features. Set on 8.3 hectares of land, it boasts two large barns, a converted dovecote, and a heated indoor pool. Ideal for a bed and breakfast business or a large family home, it offers spacious bedrooms with private bathrooms, ample living space, and outbuildings. Located just 10 km from Vichy, this property offers the charm of the countryside with easy access to urban amenities.



## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

This magnificent mansion, with its roots tracing back to the 17th century, has undergone a stunning renovation, preserving all its original features. Situated on an expansive 8.3-hectare plot, it boasts numerous outbuildings and a converted dovecote that now serves as a charming cottage or guest room. The property also features a heated indoor pool with patio doors leading to the garden, making it an ideal venue for a bed and breakfast business or a grand family residence.

The layout unfolds as follows: On the ground floor, a grand entrance hall welcomes with its natural stone floor and staircase leading to the first floor, complemented by a convenient toilet and technical room. To the right, a spacious dining room adorned with tomettes flooring and a fireplace awaits, accompanied by two storage rooms, a 40 m2 kitchen complete with a traditional bread oven and exterior access, a boiler room, and cellar access, along with a 74 m2 room housing the swimming pool. To the left of the entrance, a cozy living room featuring parquet flooring and a fireplace leads to the second entrance with a secondary staircase to the first floor. A 20 m2 bedroom with a private bathroom completes this wing.

Ascending the main staircase to the first floor, a landing awaits, leading to a bedroom with an ensuite bathroom, followed by a hallway leading to a separate section comprising a bathroom, dressing room, a bedroom with a fireplace, and a 22 m2 workshop with a wood...