

Old schoolhouse, partly habitable, needs further renovation. With outbuildings.

## EXCLUSIVE

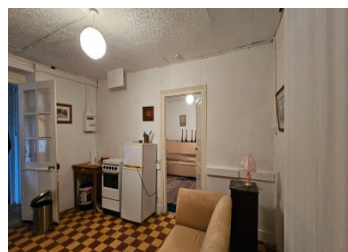


## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Lurcy-Lévis         |
| Department: | Allier              |
| Bed:        | 2                   |
| Bath:       | 1                   |
| Floor:      | 47 m <sup>2</sup>   |
| Plot Size:  | 1500 m <sup>2</sup> |

## IN BRIEF

Located near the charming town of Lurcy Lévis, this old schoolhouse is a restoration project waiting to be embraced. The current habitable section spans 47m<sup>2</sup>, offering two bedrooms and a living room with a corner kitchen. The property holds promise for further expansion of the living area. Additionally, an outbuilding on the premises awaits renovation, and the entire property is set on a generous 1500m<sup>2</sup> plot of land. Nestled in the picturesque Bourbonnaise countryside, a mere 4km from the vibrant Street Art City of Lurcy Lévis offering all essential amenities. The enchanting city of Moulins, rich in Art and History is 43km away, while to the west, the town of St Amand Montrond is just 31km away. Surrounded by idyllic villages and towns, this location is a gateway to the numerous tourist attractions of the Auvergne and Cher regions.



## 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.



## DESCRIPTION

Awaiting restoration, this former schoolhouse near Lurcy Levis comprises:

Entrance leading to a hallway  
Living room with a corner kitchen (24m<sup>2</sup>)  
Bedroom (13m<sup>2</sup>)  
Bedroom (10m<sup>2</sup>)  
Bathroom (6m<sup>2</sup>)  
Small storage room (5m<sup>2</sup>)

Attached, with a separate entrance, is a spacious room (42m<sup>2</sup>), and access to the loft is available from the outside. A courtyard separates this area from an old classroom in need of complete renovation (20m<sup>2</sup>).

The property is situated on a 1500m<sup>2</sup> plot of land, featuring a well. All measurements are approximate.

## NOTES

Nestled in the picturesque Bourbonnaise countryside, a mere 4km from the vibrant Street Art City of Lurcy Levis offering all essential amenities. The enchanting city of Moulins, rich in Art and History is 43km away, while to the west, the town of St Amand Montrond is just 31km away. Surrounded by idyllic villages and towns, this location is a gateway to the numerous tourist attractions of the Auvergne and Cher regions.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>