

Nr Chouigny. Beautiful 3 bedroomed "longère", 3 chalets, swimming pool, isolated location on a plot of 17000m with stunning views.



## INFORMATION

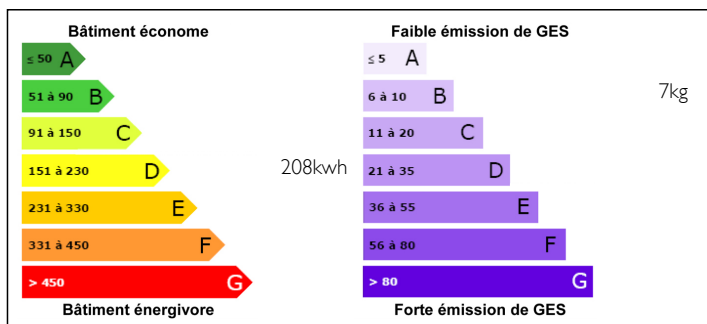
Town:	CHOUVIGNY
Department:	Allier
Bed:	3
Bath:	1
Floor:	163 m2
Plot Size:	17621 m2



## IN BRIEF

In a stunning location, this beautiful property consists of a 3 bedroomed renovated 'longere', 3 fully equipped wooden chalets and a swimming pool all on a plot of 17000m<sup>2</sup> with mature trees and shrubs. Chouigny is a great tourist spot offering canoeing, swimming, cycling and walking. With a choice of small villages nearby which offer all the amenities you should need. Centrally located to many historical towns, 51km away is the city of Clermont-Ferrand and Vichy is at 45km. The A71 motorway is accesible at 15km. Skiing at Super Besse is 108km away. The closest airport is Clermont ferrand at 54kms.

## ENERGY - DPE



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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

This property is situated in a peaceful and quiet area with stunning views overlooking the valley of the river Sioule.

The main house has been totally renovated, it offers large living accommodation with the possibility to increase it further.

At present you have on the ground floor an entrance hall, a dining room (16m<sup>2</sup>), a living area (31m<sup>2</sup>) with doors leading to a laundry room, toilet and store room, a lounge of (18m<sup>2</sup>) with woodburner and a fully equipped kitchen (17m<sup>2</sup>).

On the first floor there are 3 bedrooms (12m<sup>2</sup>, 13m<sup>2</sup>, 18m<sup>2</sup>), an office (7m<sup>2</sup>) and a bathroom with toilet.

A further staircase leads to an attic (35m<sup>2</sup>) currently used for storage but could easily make an extra bedroom.

Outside you have a garage which has an attic (65m<sup>2</sup>) this could also be made into further living accommodation. You also have a boiler room. There is a workshop with storage space for the garden equipment. A vaulted cellar and a well.

The three chalets are fully equipped to accommodate 5-7 people. Each chalet has two bedrooms, shower room, open-plan living room and a terrace with stunning views over the countryside. There is also a swimming pool, a play area for children and a 'boules' court.

All of this is situated on a plot of 17000m<sup>2</sup>, the gardens have been well managed with mature shrubs and trees, behind the house is a large vegetable plot.

In excellent condition, double glazed and insulated. Taxe fonciere 900€ per year.

## LOCAL TAXES

**Taxe foncière: 900 EUR**

## NOTES