

Beautiful 4 bedroomed house, 3 chalets, swimming pool, quiet location. Close to amenities.

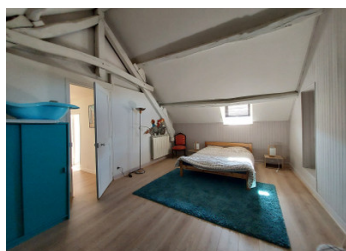
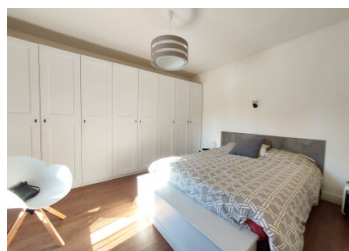


## INFORMATION

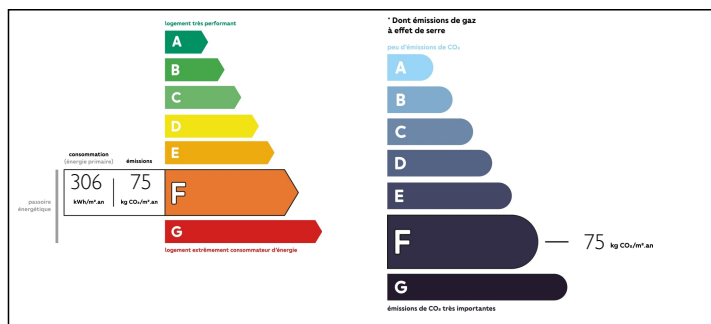
Town:	Échassières
Department:	Allier
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	8670 m2

## IN BRIEF

In a quiet location on the edge of the village of Echassières, this beautiful property consists of a renovated house with 4 bedrooms, a good number of outbuildings, 3 fully equipped wooden chalets, and a swimming pool all on a plot of 8670m<sup>2</sup> with mature trees and shrubs. A great opportunity to have an all-year-round business Echassières is a pretty little village located at the edge of the magnificent forest "Les Colettes". There is a village shop, bakers, butchers, a hairdresser, and a restaurant. At 10km from St Eloy les Mines where you will find many more amenities, a beautiful swimming lake, and a large Saturday market. Surrounded by many villages and beautiful historic towns, this property is well-located for tourism, hiking, mountain biking, canoeing/kayaking, water sports, photography, etc. The A71 motorway is accessible at 23km. The closest airport is Clermont-Ferrand at 61kms. At 7kms you have a choice of...



## 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.



## LOCAL TAXES

Taxe foncière: **804 EUR**

## NOTES

## DESCRIPTION

Located in the heart of France this house offers a habitable space of 120m<sup>2</sup> comprising of :

Ground floor :

enter directly into the large living room (51m<sup>2</sup>) very bright and luminous, with a wood burner

fully fitted kitchen (9m<sup>2</sup>)

shower room

two bedrooms (16m<sup>2</sup>, 16m<sup>2</sup>) one currently used as an office

1st floor :

two bedrooms (8m<sup>2</sup>, 20m<sup>2</sup>)

storage cupboard

loft space

Basement :

accessed from the outside the basement comprises of a cellar, boiler room and oil tank, laundry room, toilet, and a gym

Outbuildings :

workshop (25m<sup>2</sup>) with water and electricity connected

wood storage

two garages and an annex totaling 58m<sup>2</sup>

Chalets :

Guests have their own private entrance and parking. The three chalets each 32m<sup>2</sup> are fully equipped. Each chalet has two bedrooms, a shower room, an open-plan living room, and plenty of storage. The chalets are well situated, separated by hedges for privacy, and each has a terrace. The chalets are heated via electric radiators and have a tiled roof.

Outside :

In front of the house is a lovely terrace, a well, and a swimming pool. The garden has a number of shrubs and mature trees, and hedges strategically placed for privacy. There is a park area fenced for animals, which guests love to help feed.