

Large, renovated village house with 5 bedrooms, large outbuilding, garage and garden.

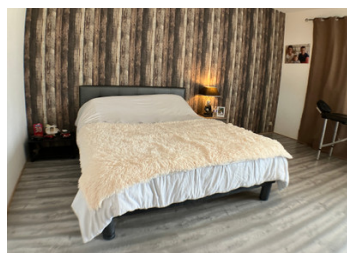


INFORMATION

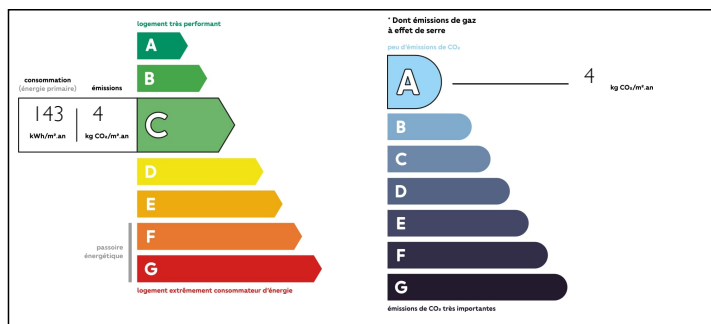
Town:	Treignat
Department:	Allier
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	1358 m2

IN BRIEF

Set in Allier, in the Rhone Alpes region in central France, approximately 20 minutes from all the shops of Domerat and 30 minutes from larger town of Montluçon via the N145/E62 with all its amenities, cobbled shopping streets, bars and restaurants

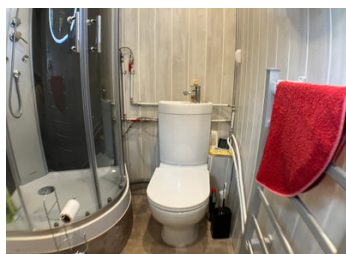


ENERGY - DPE



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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: 1575 EUR

NOTES

DESCRIPTION

This fantastic renovated house, set in the heart of a quiet village is in walk-in condition and comes complete with its own water supply through a filtration system and vast array of solar panels to the east, south and west so you can pretty much live off grid. It boasts double glazing throughout and is well insulated and warm.

The house has a large open-plan lounge and dining area which leads to the modern, family sized kitchen with ample room for a table and chairs to cater for the larger family. 5 bedrooms, tastefully decorated, are all of a very good size, larger than the average, and a modern bathroom and second shower room complement the living areas.

The property faces east and comes with a good-sized, yet manageable garden, where there is an above ground swimming pool, covered terrace and numerous outbuildings.

To one side of the garden a large workshop/garage which would suit an artisan for commercial/ storage purposes, or with the correct permissions or planning, could be easily converted into a second residence.

There is also a second garage, with up and over door, which has its own entrance.

For lovers of Thai food there is a Thai restaurant not 5 minutes walk away

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