

3 bedroomed stone house and a large piece of land located in the Bourbonnais mountains.

EXCLUSIVE

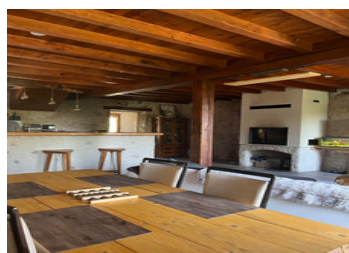


## INFORMATION

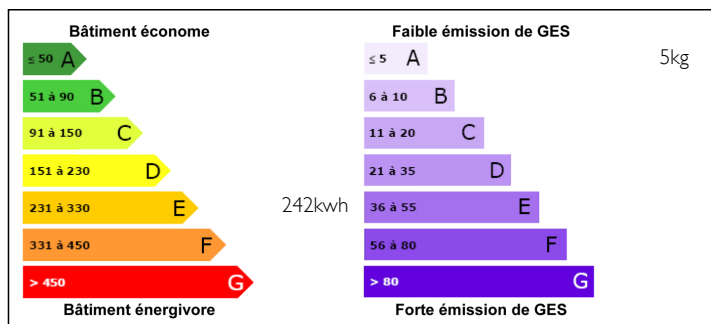
Town:	La Chapelle
Department:	Allier
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	7999 m2

## IN BRIEF

Stone house located in the Bourbonnais mountains near the village of Le Mayet de Montagne and 15 km from Vichy, with a living area of 110m<sup>2</sup> on 7999m<sup>2</sup> of land. The house has 3 bedrooms, a large living room with open-plan kitchen, 2 WCs, bathroom and cellar. The grounds include a barn, a carport, an above-ground swimming pool with a large terrace, a well and a pond.

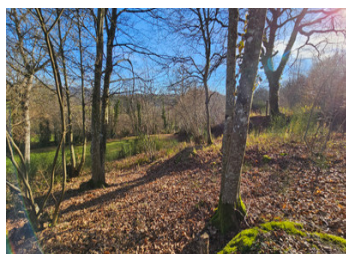


## ENERGY - DPE



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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

Stone house located in the Bourbonnais mountains near the village of Le Mayet de Montagne and 15km from Vichy. Access to the house is via a local path of approx. 900m, which is also a hiking trail for nature lovers.

This house offers 110m<sup>2</sup> of living space:

On the ground floor, a large entrance of 20m<sup>2</sup>, a toilet and a large living room of 54m<sup>2</sup> including an open kitchen fully equipped in 2022, a beautiful counter separates the kitchen and living room.

Upstairs we have a landing, a toilet, a games room or office of 20m<sup>2</sup> and 3 bedrooms (11m<sup>2</sup>, 11m<sup>2</sup>, 15m<sup>2</sup>).

In the basement is the bathroom which has been converted into an old cellar of 25m<sup>2</sup> equipped with a bath and shower, and another cellar.

On a property of 7999m<sup>2</sup> there is also a large barn of 220m<sup>2</sup> to finish restoring, a shelter for 2 cars, a garden shed used as wood storage for the winter, a barbecue, a well, a pond, and a large terrace with its above-ground swimming pool of 4m/7m, the land is fully fenced and has an electric gate.

In 2022 numerous works were carried out, electricity, joinery, floors in all the rooms, painting of the bedrooms and staircases, plasterboard walls and insulation in the bedrooms, complete fireplace (wood burner, roof outlet, cladding), 12kw wood burner.

This property offers peace and quiet in the midst of nature, with everything you need just 10 minutes away (supermarket, chemist, doctors, office,...

## NOTES