

Renovated stone farmhouse 180m , studio, outbuildings, and land of 1700m



INFORMATION

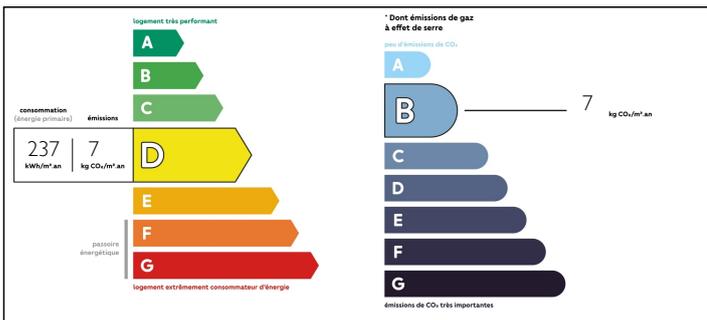
Town:	Lurcy-Lévis
Department:	Allier
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	1700 m2



IN BRIEF

In a quiet location, this charming stone farmhouse offers a spacious living area. Featuring stone walls and wooden beams, the interior has a rustic allure. Currently configured with two living rooms, a kitchen, two bedrooms, a bathroom, and a veranda on the ground floor, the first floor boasts a generous landing leading to a dressing room, bathroom, and bedroom. With double glazing throughout, insulation, and a newly installed septic tank, this residence ensures modern comfort while retaining its timeless charm. Nestled in the picturesque Bourbonnaise countryside, a mere 7km from the vibrant Street Art City of Lurcy Lévis offering all essential amenities plus a crèche, collège and lycée as well as a hospital. A school bus runs past the house. The enchanting city of Moulins, rich in Art and History is 46km away, while to the west, the town of St Amand Montrond is just 34km away.

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

A charming stone farmhouse comprising (about 180m² habitable space) :

Ground floor :

living space with a central wood-burning fire, lounge (27m²), and dining room (18m²) stairs lead to the first floor.

room off the dining room (12m²) currently used as a bedroom.

kitchen (14m²).

second lounge/dining room with wood-burning fire (24m²)

corridor with wood burning fire (6m²) and access to a veranda (4m²) which leads to the garden

bedroom (9,4m²)

bathroom with bath, sink, and toilet (7,5m²)

large storage area/cellar (20m²)

1st floor (converted attic space) :

large landing (19m²) used as an office/bedroom

bathroom with shower, sink, and toilet (5,2m²)

corridor with hanging rails

bedroom (14m²)

There is double glazing throughout, the house is insulated, and the roof is good. The heating is via the wood-burning fires.

There is a new septic tank (2023) which conforms.

OUTSIDE -

Double gates at the front and the rear of the house.

The garden is to the front, side, and rear of the house, and has some mature trees and fruit trees.

There is a well and a terrace.

OUTBUILDINGS -

Studio with sink and toilet (16,6m²)

Wooden barn, atelier, and wooden cabin.

Taxe foncière: 900€ Taxe collecte: 130€

Nestled in the picturesque Bourbonnaise countryside, a mere 7km from the vibrant Street Art

LOCAL TAXES

Taxe foncière:

900 EUR

NOTES