

Charming renovated 3 bedroomed farmhouse with swimming pool, outbuildings, and countryside setting.



INFORMATION

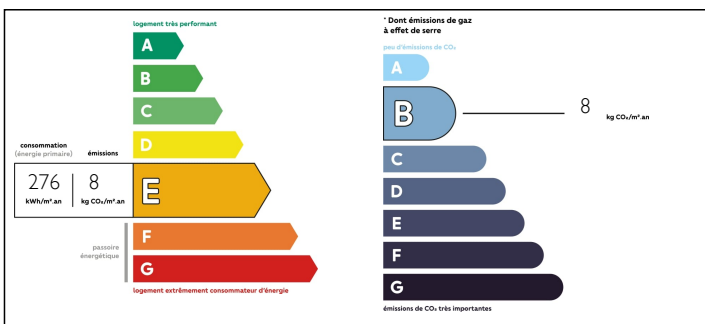
Town:	Creuzier-le-Neuf
Department:	Allier
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	1665 m2



IN BRIEF

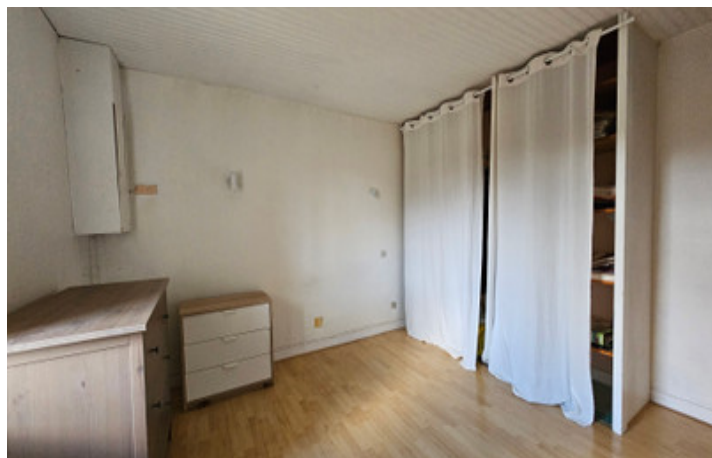
Nestled in a countryside setting, this charming farmhouse has undergone a complete renovation. Boasting spacious living quarters, the property features three bedrooms, two conveniently situated on the ground floor. A cozy living room and a fully equipped kitchen with a generous dining area that opens onto the terrace and swimming pool, offering seamless indoor-outdoor living. Heating options are diverse, including a reversible heat pump for added comfort. Additionally, the property includes a sizable double garage, a pool house, and a garden shed, catering to various needs. Occupying a plot of 1665m², the property is ideally located just 12km away from the UNESCO spa town of Vichy, renowned for its rich offerings. From its pedestrian shopping districts and vibrant covered market to its illustrious Art Deco landmarks such as the Vichy Opera House and Thermal Spa centers, Vichy exudes timeless charm.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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: 1296 EUR

NOTES

DESCRIPTION

This spacious semi-detached house is set in its grounds of 1665m² and has been completely renovated. With approximately 120m² of habitable space comprising of :

HOUSE.

Ground floor :

entrance hallway (5m²)

toilet

fully fitted kitchen (11m²) opens onto the large dining room (19m²) light and spacious with a pellet burner and patio doors leading out to a terrace, swimming pool, and the garden.

living room (30m²) with insert fire and stairs to the first floor

two bedrooms (11m², 13m²) both with fitted wardrobes

shower room

First floor :

stairs lead to the mezzanine hallway (25m²) ideal for a small office

bedroom (16m²) with fitted wardrobe

bathroom (8m²) with spa bath, shower, and separate toilet

attic space with a water tank and an electric boiler for the radiators (4m²)

Additionally on the ground floor leading from the dining room to the former barn are the following: a utility room, a cellar, a spacious room with patio doors opening to the front of the property (perfect for use as an additional bedroom or games room), a workshop, ample upstairs storage spanning 69m², and a double garage featuring electric doors. Ideally, the garage also has sliding doors leading to the terrace, facilitating seamless outdoor dining experiences, even on days when a refreshing shower beckons.

There are several heating systems, the electric boiler, the wood fire in the living room, the pellet burner in