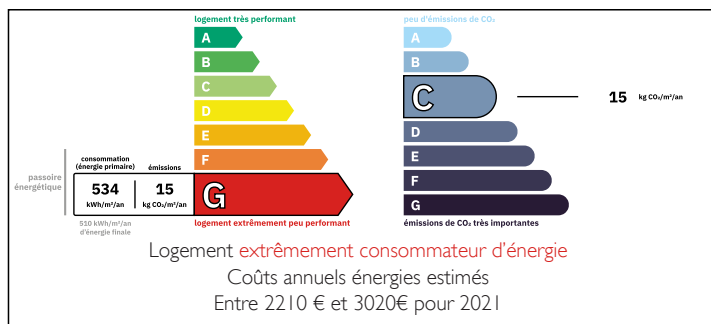


15th Century Character Home in Saint Sornin with Views, 4 Bedrooms & Garden

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Sornin
Department:	Allier
Bed:	4
Bath:	2
Floor:	118 m ²
Plot Size:	1078 m ²

IN BRIEF

Mentioned as early as the 15th century, this remarkable stone house—known locally as Le Petit Château de la Goutte—is believed to be one of the oldest homes in the Saint-Sornin area.

Full of original features and historic charm, it offers a spacious kitchen with stone fireplace, a large living room, 4 bedrooms, 2 bathrooms, and beautiful open countryside views.

Set at the end of a quiet lane, the property enjoys complete privacy on its manageable 1,078 m² plot with mature trees, a stone pond, terrace, and cellar. Saint-Sornin itself offers a restaurant and a lake, while essential services are just 6 km away in Le Montet. The house is also well-placed for access to the A71/A79 autoroute connections and close to the renowned Forêt de Tronçais with its lakes, beaches, and nature activities. Larger towns such as Cosne-d'Allier, Moulins,...

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: 471 EUR

NOTES

DESCRIPTION

Known as Le Petit Château de la Goutte, this beautiful 15th century stone house is said to have welcomed Anne de France, eldest daughter of Louis XI and Charlotte of Savoy. Carefully renovated over the years, it has retained many of its original features and offers a unique historic charm.

Located at the end of a small lane in the commune of Saint-Sornin, the property enjoys complete privacy and currently offers around 150 m² of habitable space comprising:

Ground Floor

Entrance hallway with woodburner

Spacious kitchen with stone fireplace and woodburner (32 m²)

Large living room with open stone fireplace, stone-framed windows and internal wooden shutters (35 m²)

Bedroom with patio doors (12 m²)

Bathroom with WC

First Floor

Landing

Three bedrooms (8 m², 11 m², 11 m²)

Shower room

Exterior

The house is surrounded by a garden with mature trees and lovely open views over the countryside. The garden includes a stone inground pond, a terrace at the front of the house, and a small garden shed. There is also a cellar with a historic underground exit, currently closed.

Technical Details

Heating via woodburners and open fireplace

Double glazing

New roof

New, conforming septic tank

Location

Saint-Sornin offers a restaurant and a lake, while