LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33009ABR03 Price: 20 000 EUR

agency fees to be paid by the seller

Beautiful stone barn with countryside views. Located in the heart of a village.

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Naves
Department:	Allier
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1698 m2

IN BRIEF

This charming stone barn offers around 80m² of floor space, with potential to create additional living areas over two levels. An attached annexe, once used as stables, enhances its rustic charm. With a solid roof and new doors, it's a perfect blank canvas for your dream home.

Situated on a 1968m² plot, the barn has a spacious garden with stunning countryside views in a picturesque village. The local commune has approved its conversion into a residence, so you can start your project right away!

Only 4km from Bellenaves for daily amenities, and 20km from historic Gannat.

The area is rich with scenic towns, rivers, lakes, and Bourbonnais châteaux, perfect for nature lovers. Transport links include a train station in Bellenaves, the A71 motorway 10km away, and

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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.

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NOTES

DESCRIPTION

This charming stone barn offers approximately 80m² of floor space, with the potential to create additional living areas across two levels. An attached annexe, formerly used as stables, adds to the property's rustic appeal. With a good roof and new doors in place, it provides the ideal blank canvas to transform into your dream home.

Set on a generous 1968m² plot, the barn features a spacious garden with breathtaking countryside views, all nestled in the heart of a picturesque village.

The local commune has already approved its conversion into habitable accommodation, so you can start bringing your vision to life right away!

Located just 4km from Bellenaves, where you'll find all daily amenities, and 20km from the historic town of Gannat, offering a wider range of services. The area is surrounded by picturesque towns and villages, rivers, lakes, mountains, ancient churches, and Bourbonnais chateaux, making it a nature lover's paradise.

Transportation links are good, with a train station in Bellenaves providing routes to Montluçon and Clermont-Ferrand. The A71 motorway is easily accessible, with access at Ebreuil (10km). The spa town of Vichy is just 40km away via the A719, and Clermont-Ferrand International Airport is only 54km from the property.

Don't miss this fantastic opportunity to create your perfect countryside retreat!

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