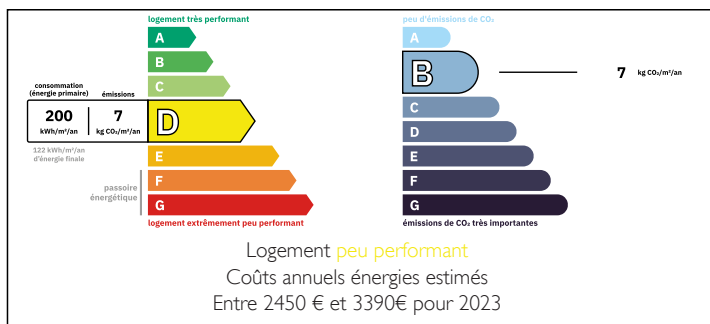


Charming 3-Bedroom Character Home with Barns and Beautiful Views near Nérès-les-Bains



ENERGY - DPE



INFORMATION

Town:	Nérès-les-Bains
Department:	Allier
Bed:	3
Bath:	2
Floor:	166 m2
Plot Size:	9876 m2

IN BRIEF

Located at the end of a quiet country lane, this charming character home offers approx. 166 m² of living space and stunning countryside views.

The ground floor features a spacious entrance with woodburner, kitchen, bright dining/living room with fireplace and garden access, a large bedroom with en-suite bathroom, and WC. Upstairs, a generous mezzanine leads to two further bedrooms and a shower room. Heating via woodburner and electric radiators. Double glazing. Septic tank was compliant in 2018.

The property includes a large two-level barn with stables and cellar, a garage, and a separate outbuilding with laundry, bedroom, shower, and dry toilet.

The surrounding garden includes mature trees, vegetable plot, woodland area, and a well.

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.



NOTES

DESCRIPTION

This attractive stone house offers around 166 m² of living space and is full of charm and character.

Ground Floor:

The entrance is open to a first living room with a wood stove, creating a warm and welcoming atmosphere (33 m²). The kitchen (17 m²) leads through to a bright and airy dining/living room (27 m²), which features an open fireplace and direct access to the garden. There is also a generous bedroom (20 m²) with an en-suite bathroom (10 m²) and a separate WC.

First Floor:

A large mezzanine area (16 m²) overlooks the entrance room space below. A hallway (15 m²) with built-in storage leads to two additional bedrooms (12 m² and 14 m²) and a shower room (5 m²).

Outbuildings and Exterior:

The large barn (141 m²) is on two levels and includes stables, a cellar, and a covered area at the rear. There is also a separate garage (26 m²), and a detached building housing a laundry room with a bedroom, shower, and dry toilet (21 m²).

The garden surrounds the house and features mature trees, a vegetable garden, a small woodland area, and panoramic countryside views.

Additional Information:

The property benefits from a good energy rating, heating is provided by a woodburner and electric radiators, and the windows are double-glazed. The septic tank was reported as compliant during the last inspection in 2018, and no changes have been made that would affect this status. Fibre internet is available.

Location:

Located near the end of a peaceful lane in...