

## Two Houses, Countryside Views & 1.26ha – Flexible Family Home or Guest Accommodation, Allier



### INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Buxières-les-Mines |
| Department: | Allier             |
| Bed:        | 5                  |
| Bath:       | 5                  |
| Floor:      | 232 m2             |
| Plot Size:  | 12647 m2           |



### IN BRIEF

Offering exceptional flexibility, this attractive rural property comprises two independent houses, extensive outbuildings and 1.26 hectares of land with lovely open countryside views.



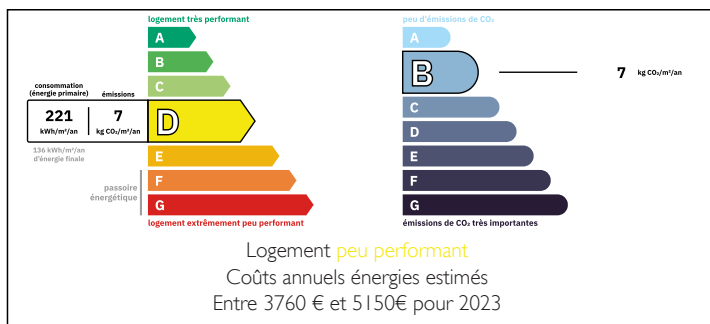
The principal house provides spacious accommodation with four bedrooms, each benefiting from its own shower room/WC, while the second house offers around 110m<sup>2</sup> of additional living space and could provide independent accommodation for family, guests or a tourism project.



There is also useful attic space offering further potential, together with several outbuildings and ample land.

Set in the peaceful Allier countryside near Buxières-les-Mines, the property combines generous living space, a private rural setting and excellent

### 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: 527 EUR**

## NOTES

## DESCRIPTION

Set in the peaceful Allier countryside near Buxières-les-Mines, this versatile property offers a rare combination of two independent houses, generous land, extensive outbuildings and lovely open countryside views.

The property would suit a variety of buyers, whether looking for a spacious family home with separate accommodation for relatives or guests, or those seeking the potential to develop a small gîte or chambres d'hôtes activity.

### The Principal House

The main house offers approximately 122m<sup>2</sup> of accommodation and has a particularly attractive layout for guest use, with four bedrooms, each with its own shower room and WC.

The accommodation also includes a comfortable living area and kitchen, with the house benefiting from double glazing and a combination of heating systems including a heat pump, wood burner and pellet stove.

### The Second House

A second independent house of approximately 110m<sup>2</sup> provides considerable additional flexibility. It could be used as private accommodation, guest accommodation or adapted according to the new owner's needs.

There is also attic space providing further potential, subject to the necessary works and permissions.

### Land & Outbuildings

Outside, the property sits within approximately 1.26 hectares of land, offering plenty of space for gardens, leisure areas, animals or further projects.

Several outbuildings provide useful storage and