LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42482ABR03 Price: 399 753 EUR

agency fees included: 6 % TTC to be paid by the buyer (377 126 EUR without fees)

Elegant 6-Bedroom Historic Property with Pool in Cosne d'Allier

EXCLUSIVE







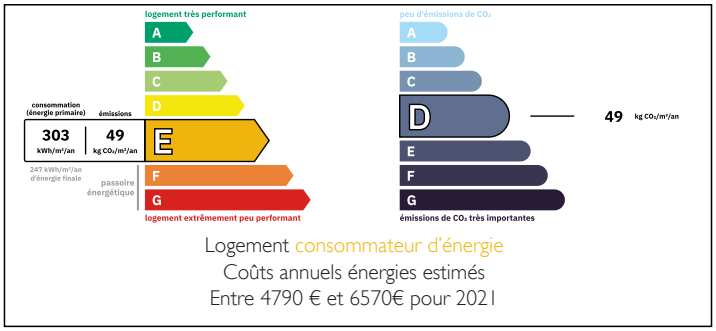








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4790 € et 6570€ pour 2021

INFORMATION

Town:	Cosne-d'Allier
Department:	Allier
Bed:	6
Bath:	6
Floor:	230 m2
Plot Size:	1851 m2

IN BRIEF

This elegant historic property is located in a charming market town in the Allier department, offering local shops, schools, and healthcare facilities.

The house features 6 spacious, beautifully decorated bedrooms with en-suite bathrooms, bright reception rooms with original wooden floors, high ceilings, and large windows, a dining room, orangerie, office, fully equipped kitchen, and a laundry room. Outside, the property boasts a garden surrounding the house, a terrace, swimming pool, gazebo, and parking, all set in a peaceful countryside environment.
The surrounding area is dotted with historic villages such as Hérisson, Ainay-le-Château, and Noyant-d'Allier, and the Tronçais Forest offers excellent walking and cycling opportunities. With easy access to the A71 motorway and the nearest train station in Montluçon, this property combines character, space, and location, offering a rare opportunity in central France.

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.

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LOCAL TAXES

Taxe foncière: **1774 EUR**

NOTES

DESCRIPTION

This elegant historic property in Cosne-d'Allier offers generous volumes, refined decoration, and an abundance of natural light throughout. Currently operated as a chambre d'hôtes, the house features spacious, well-appointed rooms, many with original wooden floors, high ceilings, and large windows, creating a bright and welcoming atmosphere. The property is equally suited to continued commercial use or as a substantial private residence.

The ground floor opens onto a large entrance hallway with guest toilet. Living spaces include a double lounge, arranged as a 16m² office and a 22m² lounge, both light-filled and elegant. A 20m² dining room provides an excellent entertaining space, complemented by a 10m² orangerie. The 12m² kitchen is supported by a 9m² back kitchen/storage area, and a 7m² laundry room with large sink, offering excellent functionality. Door leads to the garden terrace.

The first floor accommodates four beautifully decorated guest rooms, all spacious and bright. The Blue Room (17m²) with en-suite shower room is west-facing, while the Gold Room (20m²) and Green Room (19m²) are east-facing and benefit from en-suite shower rooms. The Chestnut Room (12m²), also west-facing, includes a shower and washbasin, with a separate WC accessed from the hallway.

The second floor offers additional versatile accommodation, including the Silver Room (13m²) with en-suite shower room, a large 30m² owner's bedroom with en-suite bathroom featuring both shower and bath, an 11m² dressing room that could easily be converted into an additional bedroom, and multiple storage closets, one housing a second hot water tank.

The...