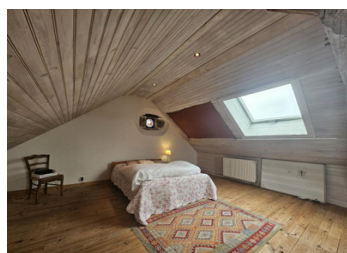


Beautifully Renovated Stone House with Converted Barn on 2,455 m of Land



INFORMATION

Town:	Sainte-Thérance
Department:	Allier
Bed:	4
Bath:	1
Floor:	167 m2
Plot Size:	2455 m2



IN BRIEF

Located in a peaceful and green hamlet, this beautifully renovated stone house offers approximately 167 m² of living space and combines authentic character with generous volumes and modern comfort.

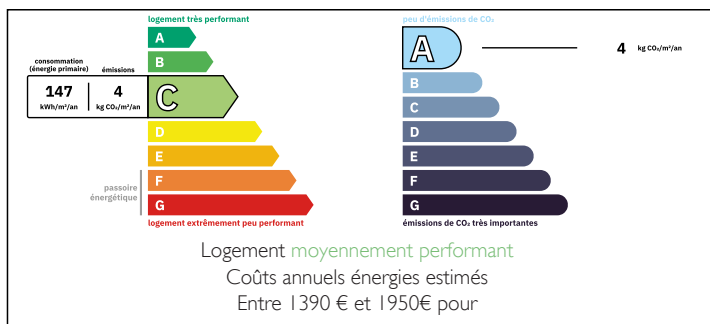
The ground floor reveals the charm of traditional materials, featuring an entrance with WC, a spacious fully equipped kitchen with adjoining pantry, and a warm living room with terracotta floor tiles and a ceramic wood-burning stove. A study and boiler room complete this level.

Upstairs, a landing leads to two attic bedrooms, a 17 m² main bedroom, a bathroom and a separate WC. The second floor offers a large and bright 23 m² bedroom with excellent ceiling height.

At the rear of the house, a covered terrace provides a pleasant outdoor living space with open views over the surrounding countryside.

The property sits on a 2,455 m² landscaped plot...

ENERGY - DPE



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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.



DESCRIPTION

Set in a peaceful rural environment surrounded by greenery, this charming renovated stone house offers approximately 167 m² of living space and perfectly combines authentic character, generous volumes, and modern technical features. Traditional materials have been carefully preserved, giving the house a warm and welcoming atmosphere.

Upon entering, the authentic charm of the property is immediately evident. The entrance hall leads to a WC and a large fully equipped kitchen with an adjoining pantry, ideal for everyday storage and practicality. The living room is particularly inviting, featuring beautiful terracotta floor tiles and a ceramic wood-burning stove that creates a cosy and comfortable atmosphere. Adjacent to the living room is a study or home office, followed by the boiler room.

NOTES

On the first floor, a landing leads to two attic bedrooms, a main bedroom of approximately 17 m², a bathroom, and a separate WC. The second floor offers a spacious 23 m² bedroom with generous ceiling height and excellent natural light.

At the rear of the house, a covered terrace allows you to enjoy outdoor living throughout the seasons while taking in open views of the surrounding countryside.

The property also includes a barn of approximately 86 m², of which 54 m² has already been converted into living space with thermal and acoustic insulation, electricity, water supply, WC, and a pellet stove. The upper level still offers excellent potential for further conversion, making it ideal for creating a gîte, guest house, or additional accommodation.

The 2,455 m² plot is attractively...