LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43330ABR03 Price: 275 000 EUR

agency fees to be paid by the seller

Charming Rural Home Near Valigny with Spacious Living and Extensive Outbuildings







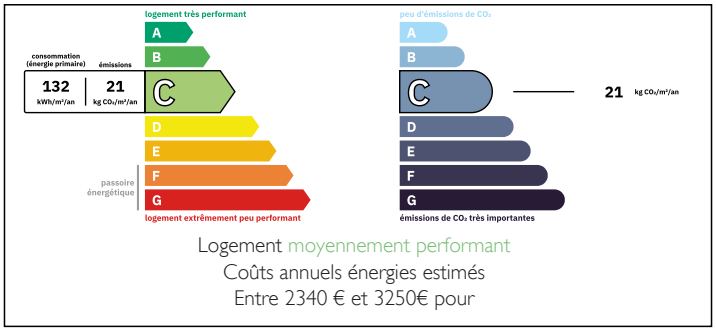








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2340 € et 3250€ pour

INFORMATION

Town:	Valigny
Department:	Allier
Bed:	3
Bath:	2
Floor:	193 m2
Plot Size:	4094 m2

IN BRIEF

Located near Valigny in a peaceful rural setting, this well-maintained home offers approximately 193 m² of living space with a bright open-plan living area, three bedrooms, a spacious dining room, and a modern kitchen with back kitchen. Features include a double-sided masonry stove, oil-fired central heating, a reversible heat pump, full double glazing, and excellent insulation (DPE C). The property includes front and rear gardens, a large garage with solar panels, a second garage, a pond, an open shelter, and an above-ground swimming pool. Perfect for family life or storing a vehicle collection.

Convenient yet tranquil, the home is just 10 km from all shops and amenities in Ainay-le-Château, with the larger towns of Bourbon-l'Archambault and Saint-Amand-Montrond approximately 26 km away. Located on the edge of the magnificent Forêt de Tronçais — one of Europe's most renowned oak forests...

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:	**1335 EUR**

NOTES

DESCRIPTION

Set in a serene and verdant location near Valigny, this well-maintained home spans approximately 193 m² and combines generous proportions with a practical, comfortable layout. The entrance hall, corridor, and living room create one expansive open-plan space without walls or doors, filling the home with natural light and a welcoming atmosphere. Patio doors open directly onto the garden, seamlessly connecting indoor and outdoor living. The dining room also enjoys direct garden access, and between these main living areas stands a striking double-sided masonry stove, efficiently heating both rooms while adding character and charm.

The kitchen is complemented by a practical back kitchen, which houses the boiler, hot water tank, and laundry area, while also providing additional exterior access. The home offers three bedrooms, a shower room with double washbasins, a bathroom with a corner bath and shower, one toilet, and a separate WC. Heating is provided by the masonry stove, oil-fired central heating, and a reversible air/air heat pump, ensuring comfort year-round. The property is fully double glazed, well insulated, and rated C for energy efficiency (DPE). It is connected to a compliant septic tank system.

Externally, the property is accessed via electric gates and benefits from both front and rear gardens. A lean-to attached to the house shelters the fuel tank. The large garage features a well, roof-mounted solar panels, and door alarms. Additional facilities include a second spacious garage, an open shelter, a pond, and an above-ground swimming pool, making the property ideal for...