LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43473ABR03 Price: 497 752 EUR

agency fees included: 5 % TTC to be paid by the buyer (474 050 EUR without fees)

Exceptional Renovated Stone Property with Two Independent Gîtes, Heated Pool & Wellness Area







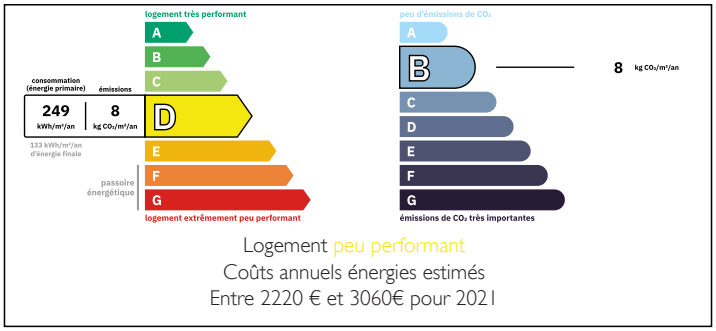








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2220 € et 3060€ pour 2021

INFORMATION

Town:	Hyds
Department:	Allier
Bed:	9
Bath:	4
Floor:	320 m2
Plot Size:	3761 m2

IN BRIEF

Beautifully renovated stone property offering a spacious main house, two independent three-bedroom gîtes, heated swimming pool and wellness area in the peaceful Allier countryside.

Set within 3,761 m² of grounds, the property combines character with modern comfort and is offered fully furnished, making it ideal as a family home, holiday rental business or both. The main house features a fitted kitchen, living room with wood burner, three bedrooms including a superb master suite, while each gîte has its own fitted kitchen, living area, three bedrooms and covered terrace.

Outside are a heated pool with electric cover, Finnish and infrared saunas, six-person jacuzzi, summer kitchen, garages, workshops, cellars, two wells and compliant septic systems.

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:	**1826 EUR**

NOTES

DESCRIPTION

Nestled in the peaceful countryside of the Allier, this beautifully renovated stone property offers a rare opportunity to enjoy an exceptional lifestyle while benefiting from excellent income potential. Combining a characterful family home with two fully independent gîtes, a heated swimming pool and dedicated wellness facilities, the property is perfectly suited as a spacious private residence, a holiday rental business or a combination of both.

Set within 3,761 m² of attractive grounds, the property has been renovated to a high standard throughout, successfully blending original character with modern comfort. It is offered fully furnished, allowing the new owners to move in immediately or continue welcoming guests with minimal preparation.

The main house offers approximately 148 m² of living space. The ground floor comprises a welcoming fitted kitchen opening into a comfortable living room with a wood-burning stove, a bedroom and a shower room. Upstairs are a further bedroom with dressing room and an impressive 47 m² master suite with en-suite bathroom and separate WC.

Two fully independent gîtes provide excellent accommodation for family, friends or paying guests.

The first gîte (approximately 80 m²) includes a bright living room with fitted kitchen, three bedrooms, a shower room with WC and a covered terrace, together with a wood-burning stove for year-round comfort.

The second gîte (approximately 90 m²) offers a spacious open-plan living room with fitted kitchen, three bedrooms, a shower room with WC and its own covered terrace. The two gîtes can also be combined to create larger accommodation for...