LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44434GC03 Price: 199 500 EUR

agency fees included: 8 % TTC to be paid by the buyer (184 723 EUR without fees)

Residential house with old mill and outbuildings. On more than 2 hectares of land...

EXCLUSIVE















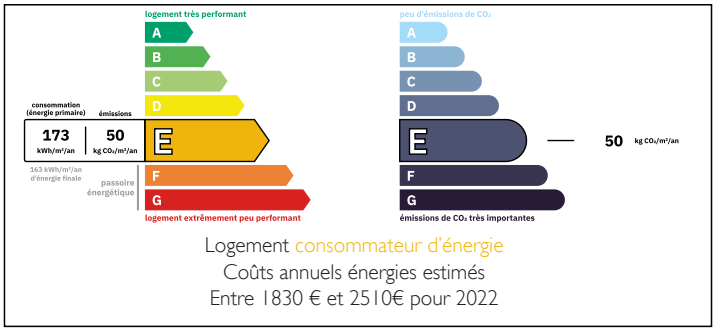
INFORMATION

Town:	Saint-Léger-sur-Vouzance
Department:	Allier
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	27428 m2

IN BRIEF

House:
Kitchen, living room, 2 bedrooms, bathroom, separate WC, basement.
Old miller's house:
Kitchen, living room, bedroom
Old Mill:
3 floors of 110m2 all intact.
Stables: 66m2
Garage 20m2
Shed
Outbuildings 58m2

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1830 € et 2510€ pour 2022

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: **1213 EUR**

NOTES

DESCRIPTION

A true paradise hidden between the fields.
This place deserves to be cherished. It is really a beautiful place in the middle of the fields. An old grain mill that is still completely intact inside. Everything also remains in the mill and is sold with the buildings. This includes the old mill house, a barn with garage and a more recent house that is immediately habitable. And more than 2ha of land through which a beautiful river finds its way.
There is currently a workshop in the old miller's house. It is a beautiful old house with tomettes on the ground. The old doors and windows invite you to take a look inside. Everything still breathes the atmosphere of the past. This is pure nostalgia. I, as a hobby painter, can already see myself working here behind my easel. It could become a nice studio for an artistic person. The mill has enough space to regularly organize workshops or exhibitions. The building is beautiful for it, with nice soft light coming in through the small windows.
The house is more recent. This was built in 1969. A house with a full basement. Consisting of a kitchen, living room, 2 bedrooms and a bathroom. Separate toilet. The house is immediately habitable, but could use a little freshening up. It is still in the colors of the past and the kitchen is a bit primitive. But, it is in good condition. There is double glazing throughout. There is oil...