

## Reconstructed 2025 Stone House with Barn and 147,770 m<sup>2</sup> Countryside Land



## INFORMATION

Town:	Saint-Bonnet-de-Four
Department:	Allier
Bed:	1
Bath:	1
Floor:	66 m <sup>2</sup>
Plot Size:	147770 m <sup>2</sup>

## IN BRIEF

Former stone house fully reconstructed in 2025, requiring interior finishing, offering generous volumes and strong potential.

It includes a large open-plan living space of 56 m<sup>2</sup> with a basic water point and sink (no fitted kitchen), a shower room (7 m<sup>2</sup>), and a separate toilet. A stone staircase leads to a spacious loft suitable for 2–3 bedrooms and a bathroom.

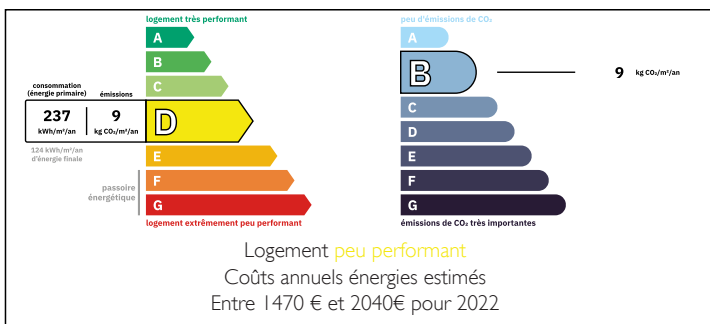
A large 62 m<sup>2</sup> cellar, accessible from both inside and outside, is ideal for a laundry area or future heating system. Heating is currently provided by electric radiators. The septic system is approximately 2 years old.

Large barn with garage, stable, and storage areas. Set on a 147,770 m<sup>2</sup> plot with open countryside views, ideal for horses or agricultural use.

Close to Montmarault (6 km), Montluçon (25 km), and Saint-Pourçain-sur-Sioule (33 km).



## ENERGY - DPE



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.



## DESCRIPTION

This former stone house was fully reconstructed in 2025. It combines traditional character with modern reconstruction and offers strong potential for further finishing.

The ground floor features a large 56 m<sup>2</sup> open-plan living area with a basic water point and sink (no fitted kitchen), a 7 m<sup>2</sup> shower room, and a separate toilet. A staircase leads to a spacious loft, suitable for conversion into 2–3 bedrooms with a bathroom.

A large cellar of approximately 62 m<sup>2</sup> is accessible both internally and externally. It houses the hot water tank and has water and electricity connections, making it ideal for a laundry room or future central heating system. Heating is currently provided by electric radiators. The septic system is approximately 2 years old.

Outside, a large barn provides a garage, stable, and storage areas. The property sits on a 147,770 m<sup>2</sup> plot with open countryside views, ideal for horses or agricultural projects.

Located near the Lake of La Brosse, this property is perfect for nature lovers and outdoor activities. Montmarault is 6 km away for shops and essential services, with Montluçon 25 km and Saint-Pourçain-sur-Sioule 33 km for larger amenities.

With its generous spaces, large plot, and flexible layout, this property offers a rare opportunity to create a family home or country retreat tailored to your needs.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 522 EUR

## NOTES