LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44941ABR03 Price: 267 550 EUR

agency fees to be paid by the seller

Stone House with 3-Bed Loft Conversion Potential, Barn & 147,770 m of Countryside Land







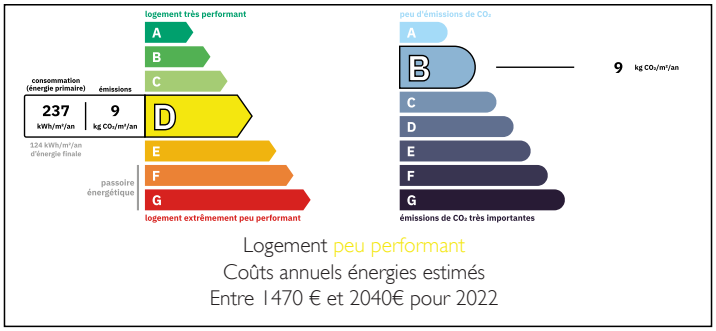








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1470 € et 2040€ pour 2022

INFORMATION

Town:	Saint-Bonnet-de-Four
Department:	Allier
Bed:	1
Bath:	1
Floor:	66 m2
Plot Size:	147770 m2

IN BRIEF

Set in a peaceful countryside location near the Lake of La Brosse, this attractive stone house offers an exceptional combination of space, land and potential.

Fully reconstructed in 2025, the property provides a 56 m² open-plan living area, shower room and WC, with a spacious loft offering the potential to create 3 bedrooms and a bathroom. A substantial 62 m² cellar, accessible from inside and outside, provides excellent additional space for a laundry room, workshop or future heating system.

Outside, the large barn includes garage, stable and storage areas.

The property extends over an impressive 147,770 m² of countryside, offering outstanding possibilities for horses, agricultural use, leisure or simply enjoying privacy and nature.

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: **522 EUR**

NOTES

DESCRIPTION

A rare opportunity to acquire a substantial country property combining a stone house, large barn and an exceptional 147,770 m² of land, all set in peaceful open countryside near the Lake of La Brosse.

The former stone house was fully reconstructed in 2025, retaining the charm and character of a traditional rural property while providing a solid basis for creating a comfortable modern home. The ground floor currently offers a generous 56 m² open-plan living space, with a basic water point and sink already installed, although there is no fitted kitchen. There is also a 7 m² shower room and a separate WC.

Above, the spacious loft provides significant additional potential. Subject to the necessary works and permissions, this area could be converted to create 3 bedrooms and a bathroom, considerably increasing the property's living accommodation. The generous proportions make this an exciting opportunity for buyers looking to create a home tailored to their own requirements.

The property also benefits from an impressive cellar of approximately 62 m². With access from both inside and outside the house, this is far more than simple storage space. It already has water and electricity connections and could potentially be developed as a laundry/utility area, workshop or space for a future central heating installation. Heating to the house is currently provided by electric radiators.

Outside, the large barn provides a versatile combination of garage, stable and storage areas. This is particularly appealing for buyers with horses, agricultural interests, vehicles, equipment or those...