LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45048ABR03 Price: 250 000 EUR

agency fees to be paid by the seller

Charming Country Home with Guest House and 1.7 Hectares







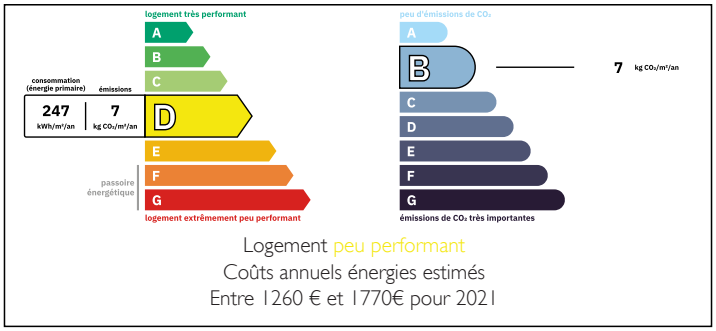








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1260 € et 1770€ pour 2021

INFORMATION

Town:	Theneuille
Department:	Allier
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	16636 m2

IN BRIEF

Tucked away in a peaceful hamlet, this beautifully renovated longère combines character, comfort and flexibility in an idyllic countryside setting.

The property offers approximately 145 m² of living space together with an independent guest cottage, making it ideal for welcoming family and friends or generating holiday rental income. Surrounded by mature gardens and set within approximately 1.7 hectares of adjoining land with paddocks, barn, shelter and outbuildings, it is perfectly suited to those wishing to keep horses or simply enjoy space and nature.

The spacious open-plan living area opens onto a covered terrace, creating a wonderful place to relax and entertain throughout the seasons.

Within easy reach of the Tronçais Forest and local amenities, this is a ready-to-move-into home offering

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:	**632 EUR**

NOTES

DESCRIPTION

Set in a peaceful hamlet surrounded by beautiful countryside, this charming renovated longère offers the perfect blend of character, modern comfort and outdoor living. Carefully restored while retaining its original charm, the property provides approximately 145 m² of bright and welcoming accommodation together with an independent guest cottage, making it ideal as a family home, holiday retreat or for welcoming guests.

At the heart of the home is a spacious 57 m² open-plan living area with exposed beams, two wood-burning stoves and French doors opening directly onto the covered terrace. This inviting space is perfect for everyday living as well as entertaining family and friends. The well-equipped kitchen flows naturally into the living area, while a utility room, shower room and separate WC complete the ground floor.

Upstairs are three comfortable bedrooms together with a family bathroom and additional storage.

The independent guest cottage provides excellent flexibility, offering a living room with kitchenette, bedroom, shower room and its own private terrace. Whether used for visiting family, Airbnb or simply giving guests their own space, it is a valuable addition to the property.

Outside, mature trees, established planting and attractive gardens create a wonderfully peaceful setting. A covered terrace extends the living space outdoors and provides an ideal place for long summer meals or relaxing with views over the garden.

The adjoining land extends to approximately 1.7 hectares and includes paddocks, a shelter, barn, well, vegetable garden, chicken coop and additional outbuildings, making it ideal for those wishing to keep...