

## Renovated Longère with Guest House on 1.7 ha – Equestrian Property



## INFORMATION

Town:	Theneuille
Department:	Allier
Bed:	3
Bath:	2
Floor:	145 m <sup>2</sup>
Plot Size:	16636 m <sup>2</sup>



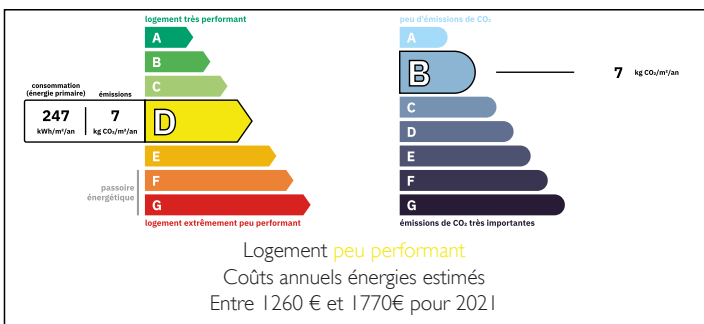
## IN BRIEF

Located in a peaceful countryside setting, this beautifully renovated detached longère offers approx. 145 m<sup>2</sup> of living space including a 25 m<sup>2</sup> independent guest house, set on around 1.7 hectares of land ideal for horses and nature lovers.

The main house features a bright 57 m<sup>2</sup> living room with open-plan kitchen, French doors to the terrace, two fireplaces with wood-burning stoves, 3 bedrooms, 2 bathrooms, utility room, and a covered terrace with jacuzzi. The guest house offers a living area with kitchen, bedroom, bathroom and private terrace.

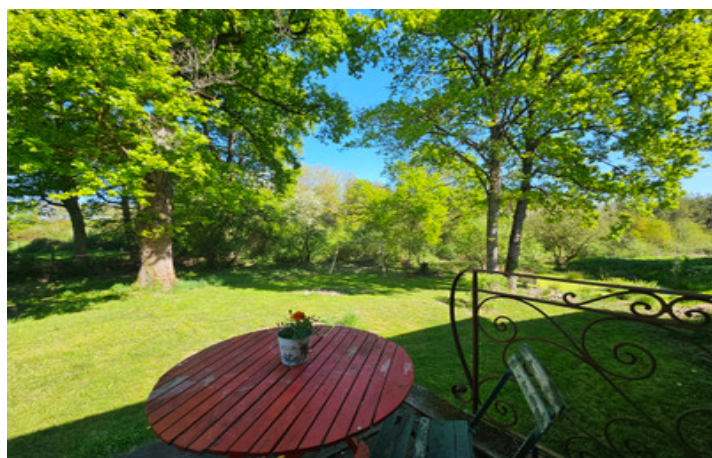
Outbuildings include a barn, shed, pond, garden, and chicken coop. Equestrian facilities include paddocks, shelter, and a riding arena. Modern comforts include heat pump, underfloor heating, double glazing, and compliant septic tank.

## ENERGY - DPE



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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 charming detached longère has been fully renovated with care, preserving its original character while offering modern comfort. It provides approximately 145 m<sup>2</sup> of living space plus a fully independent 25 m<sup>2</sup> guest house, set on around 1.7 hectares of land, making it ideal for equestrian use, nature lovers, or a tourism project.

The main house comprises a spacious and bright 57 m<sup>2</sup> living area with French doors opening onto a terrace. This inviting space includes two fireplaces with wood-burning stoves and a modern fully equipped open-plan kitchen. A hallway provides storage, along with a separate WC, a bathroom with double washbasin and walk-in shower, and a utility room. A covered terrace with wood stove and jacuzzi extends the living space outdoors.

Upstairs, there is a landing with storage, three bedrooms, and a bathroom with WC. A vaulted cellar is located beneath the house.

The independent guest house (25 m<sup>2</sup>) includes a living area with kitchen corner and wood stove, a bedroom, bathroom with shower and WC, and a private terrace.

Outbuildings include a 56 m<sup>2</sup> barn, garden shed, well, pond, vegetable garden, fruit trees, chicken coop, and wood storage.

Equestrian facilities include fully fenced land with electric fencing, approx. 7,500 m<sup>2</sup> of paddocks with a 30 m<sup>2</sup> shelter, a 18 x 18 m riding arena (requiring maintenance), and an additional wooded plot of approx. 6,000 m<sup>2</sup>.

Comfort features include good insulation, double glazing, heat pump with reversible air conditioning, wood-burning stoves, underfloor heating on part of the ground floor,...

## LOCAL TAXES

**Taxe foncière: 632 EUR**

## NOTES