LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46145ABR03 Price: 95 000 EUR

agency fees to be paid by the seller

Historic 4-bedroomed Village House in Couleuvre with Terrace, Outbuildings & Countryside Views







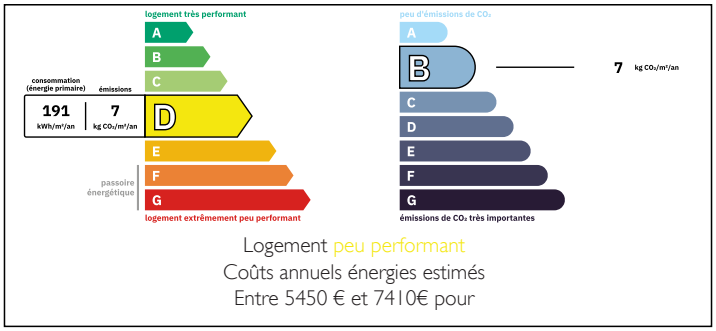








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5450 € et 7410€ pour

INFORMATION

Town:	Couleuvre
Department:	Allier
Bed:	4
Bath:	3
Floor:	305 m2
Plot Size:	2191 m2

IN BRIEF

Large historic village house in the centre of Couleuvre offering approximately 300m² of habitable space, with original features including stone walls, tomette tiles, wooden floors, and exposed beams.

Ground floor includes entrance hall with toilet, kitchen/diner, lounge, summer lounge, and back hall with laundry area giving access to the cellar.

First floor offers a master bedroom with ensuite and balcony overlooking garden and countryside, two large bedrooms, a bathroom, and a roof terrace.

Second-floor apartment with lounge, kitchen/dining area, bedroom, shower room, and separate toilet.

Plot size 2191m² with rear terrace, open covered barn, and remnants of an old building suitable for restoration. Perfect family home with income

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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NOTES

DESCRIPTION

This large historic village house offers a rare combination of character, space, and potential. Original features such as stone walls, tomette tiles, wooden floors, and exposed beams showcase the home's history, while the flexible layout provides options for a family home or generating rental income.

The ground floor comprises an entrance hall with toilet, a kitchen/diner (30m²), a lounge (42m²), a summer lounge (25m²), and a back hall with laundry area (18m²) leading to the cellar.

On the first floor, to the right of the stairs is the master bedroom with ensuite and toilet, featuring a balcony overlooking the garden and surrounding countryside. To the left, a large hallway leads to two additional spacious bedrooms (21m² and 44m²) and a bathroom (7m²). From this hallway, a door opens onto a roof terrace with views of the village and countryside.

The second floor features a self-contained apartment (approx. 49m²) with lounge, kitchen/dining area, bedroom, shower room, and separate toilet—ideal for guests or rental income.

The property sits on a 2191m² plot, with a rear terrace enjoying countryside views, a covered open barn, and remnants of an old building at the side, which could be restored or converted.

With its combination of historic charm, generous living spaces, and flexible layout, this village house offers a unique opportunity to create a comfortable family home, holiday rental, or a blend of both, all within a charming rural setting.

Located in the peaceful village of Couleuvre, this property enjoys a tranquil rural setting in the...

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