LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47200ABR03 Price: 345 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (325 472 EUR without fees)

Renovated Stone House with Exceptional B Energy Rating, 4 Bedrooms, Outbuilding & 100m Terrace







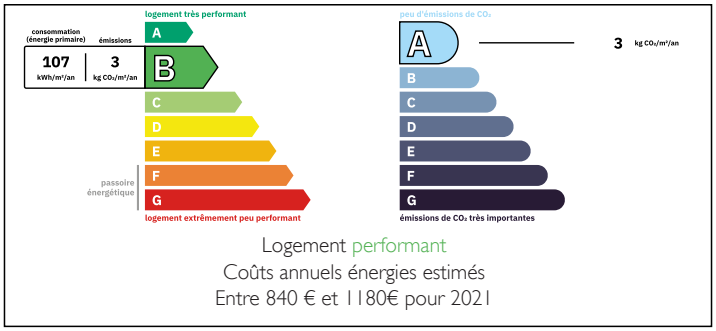








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 840 € et 1180€ pour 2021

INFORMATION

Town:	Arronnes
Department:	Allier
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	1688 m2

IN BRIEF

Rarely found in a traditional stone property, this beautifully renovated home boasts an exceptional Energy Rating of B, combining character with outstanding modern efficiency.

Located in a peaceful hamlet of just three properties within the commune of Arronnes, it offers approximately 140 m² of living space with four bedrooms, one currently arranged as a home office.

The bright open-plan living area opens directly onto a superb 100 m² terrace, perfect for outdoor entertaining.

The property also benefits from a barn, an outbuilding incorporating a utility and boiler room, a garden with a well, an outdoor shower and a lap pool ready to be completed to your own specification. Air-to-water heat pump, fibre broadband, alarm system and individual drainage

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: **1105 EUR**

NOTES

DESCRIPTION

Set in a peaceful hamlet of just three homes within the commune of Arronnes, this beautifully renovated stone house successfully combines authentic character with modern comfort. Offering approximately 140 m² of living space, it is ideal for buyers seeking a character property that is ready to move straight into.

One of its most remarkable features is its Energy Rating of B—an exceptional achievement for a traditional stone house. Rarely found in properties of this type, it provides excellent thermal comfort while keeping energy costs to a minimum.

The Accommodation
The ground floor centres around a spacious open-plan living area combining the lounge, dining room and fitted kitchen in one bright and welcoming space. Large openings lead directly onto the impressive 100 m² terrace, creating a seamless connection between indoor and outdoor living. A separate WC completes this level.

Upstairs are three generous bedrooms, one of which is currently used as a home office but could easily serve as a fourth bedroom if required. A modern shower room and a separate WC complete the first floor.

The top floor is dedicated to a spacious fourth bedroom, making an ideal principal suite, guest room or teenagers' retreat.

Outside
Designed for making the most of outdoor living, the property features a superb 100 m² terrace, perfect for entertaining or simply enjoying the peaceful surroundings.

The garden also includes a traditional well, an outdoor shower and a lap pool that has already been created but requires completion with the installation of the liner or tiling and...