

Charming Country House with Beautiful Views, Terrace, pool & 2,049m of Land near Cosne-d'Allier



INFORMATION

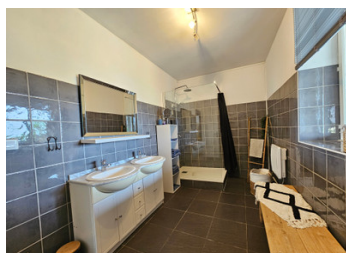
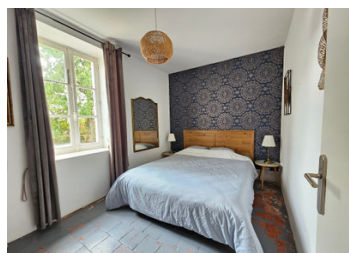
Town:	Tortezais
Department:	Allier
Bed:	3
Bath:	1
Floor:	74 m ²
Plot Size:	2049 m ²

IN BRIEF

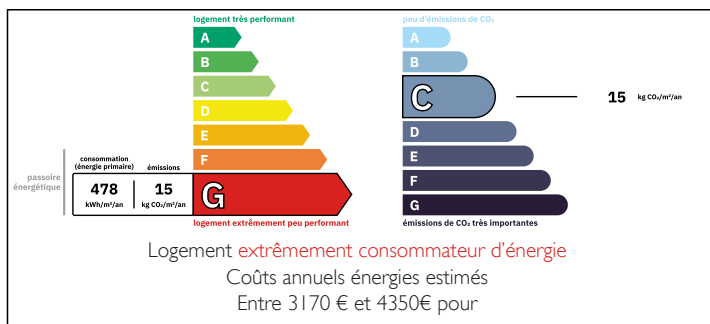
Peacefully situated in the countryside with no overlooking neighbours and superb open views across the surrounding Bourbonnais landscape, this charming country house offers approximately 74 m² of living space on a plot of around 2,049 m².

The house comprises a fitted kitchen opening onto a 25 m² living room, with French doors leading to the terrace and its wonderful countryside views. There is a ground-floor bedroom, spacious bathroom with walk-in shower, two washbasins and WC, plus two attic bedrooms upstairs, one with independent outside access.

The terrace overlooks a small above-ground pool, providing a pleasant place to cool off during the warmer months. Two small outbuildings and a well complete the property. Heating is by pellet stove with additional electric heating. Some updating would allow the new owners to modernise the



ENERGY - DPE



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.



NOTES

DESCRIPTION

Set in a peaceful countryside location in the commune of Tortezeais, this charming country house enjoys a private setting with no overlooking neighbours and superb open views across the surrounding Bourbonnais countryside.

The property sits on approximately 2,049 m² of land and benefits from a lovely terrace overlooking the countryside. Beneath the terrace is a small above-ground pool, providing a pleasant place to cool off during the warmer months and particularly suitable for younger children. The terrace itself is a wonderful spot for relaxing, dining outdoors and enjoying the far-reaching rural views.

The house offers approximately 74 m² of living space and retains plenty of character. The entrance leads directly into the fitted kitchen, which opens onto a living room of approximately 25 m². French doors from the living room lead out onto the terrace, making it easy to enjoy the views and outdoor space from the main living area.

A hallway leads to a ground-floor bedroom and a spacious bathroom with walk-in shower, two washbasins and WC.

From the living room, a staircase leads to the first floor where there are two attic bedrooms. One of these bedrooms benefits from its own independent access to the outside, offering useful flexibility for family or guests.

Outside, two small outbuildings and a well complete the property. The gardens and surrounding land provide a good balance of outdoor space without being excessive to maintain, while the peaceful rural setting gives the property a real sense of privacy.

Heating is provided by a...