

Equestrian Estate with Three Houses, 16 Hectares, Stables & Gîte Potential near Cosne-d'Allier



INFORMATION

Town:	Sauvagny
Department:	Allier
Bed:	9
Bath:	7
Floor:	328 m2
Plot Size:	163096 m2



IN BRIEF

A rare opportunity to acquire an exceptional country estate set in over 16 hectares of land, hidden from view in a peaceful and unspoilt setting, more than 500 metres from the nearest neighbours.

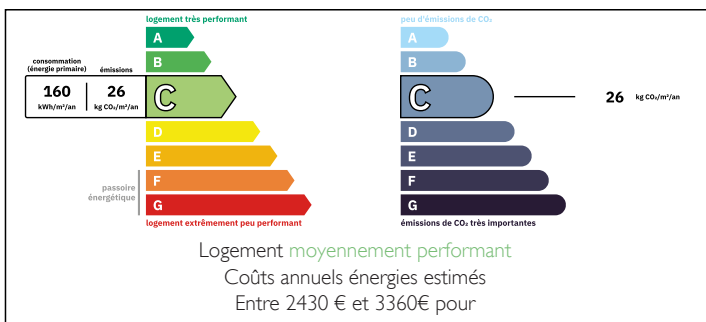


The property comprises three separate dwellings offering approximately 328 m² of accommodation and nine bedrooms in total. The main house of 154 m² is complemented by a 70 m² attached guest house and a fully renovated 104 m² detached gîte. A further 47 m² adjoining room offers potential for extension or another gîte.



The extensive grounds include paddocks, shelters, a lunge ring, a 28-metre-deep well and several equestrian buildings, including stables with three horse boxes and a large open-sided barn.

ENERGY - DPE



Approximately 16.3 hectares, with the possibility of acquiring additional adjoining land.

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.



DESCRIPTION

Hidden from view in a peaceful and unspoilt countryside setting, this exceptional property offers a rare combination of extensive land, multiple dwellings and established equestrian facilities. Situated more than 500 metres from the nearest neighbours and well away from busy roads, it provides an outstanding opportunity for those seeking privacy, space and a lifestyle surrounded by nature.

Set within approximately 16.3 hectares of land, with the possibility of acquiring additional adjoining hectares, the estate comprises three separate dwellings offering approximately 328 m² of living accommodation and nine bedrooms in total. Whether you are looking to establish an equestrian business, develop holiday accommodation or simply enjoy a substantial country property with room for family and guests, the possibilities are numerous.

NOTES

The Main House – 154 m²

The main house is a welcoming and comfortable home, presented in very good condition, with a practical layout designed for everyday living.

On the ground floor, there is a lovely living room with wood-burning stove and open-plan fitted kitchen, with direct access to a veranda and a pleasant covered terrace. Also on this level is a bedroom with dressing room, a utility room, boiler room, bathroom and separate WC.

Upstairs, there are three further bedrooms, one of which has its own WC and washbasin.

The house benefits from gas-fired central heating and double glazing. The roof was renewed approximately 15 years ago.

Attached Guest House – 70 m²

Attached to the main house, this additional