

Exceptional Country Estate with Main House, Furnished Gîte, Heated Pool & 2.3 Hectares – Allier



INFORMATION

Town:	Saint-Hilaire
Department:	Allier
Bed:	7
Bath:	7
Floor:	573 m2
Plot Size:	23433 m2



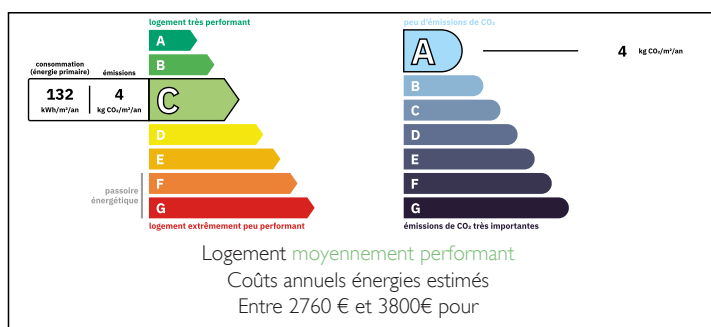
IN BRIEF

An exceptional country estate in a peaceful, private setting, comprising a substantial main house, a spacious furnished gîte and extensive outbuildings, set within approximately 2.3 hectares of landscaped grounds and meadows.

Offering 573 m² of living space in total, the property includes a covered and heated 6 x 12 m swimming pool, two ponds, summer kitchen, pétanque court and Finnish grill hut. The 295 m² main house offers generous living accommodation, several reception rooms and a spa area, while the 278 m² gîte provides five bedrooms, each with its own shower room and private outdoor access for three ground-floor bedrooms.

Additional buildings include a 190 m² barn, a 243 m² building and an adjoining 228 m² livestock barn.

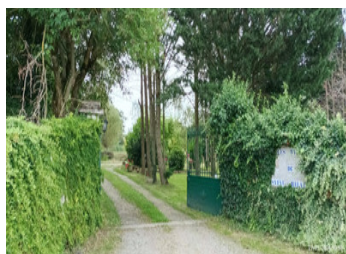
ENERGY - DPE



Geothermal heating, solar panels and double glazing.

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

Set in a peaceful and private countryside location in the heart of the Bourbonnais, this exceptional estate offers a rare combination of generous living accommodation, established guest facilities and extensive outbuildings. With no overlooking neighbours and no through traffic, the property enjoys a tranquil setting surrounded by approximately 2.3 hectares of landscaped gardens and meadows.

Offering approximately 573 m² of living space in total, the estate comprises a substantial main residence of 295 m² and a separate furnished gîte of 278 m², making it particularly attractive for those looking for a large family home combined with an established holiday accommodation opportunity.

The Main House – 295 m²

The main house offers spacious and comfortable accommodation, combining traditional features with generous reception areas.

On the ground floor, the entrance leads to a kitchen and a particularly spacious 53 m² living and dining room featuring a fireplace with wood-burning insert. There is also a separate 30 m² sitting room, providing additional space for relaxing or entertaining.

The principal bedroom suite is also situated on the ground floor and includes a bathroom with bath, washbasin and WC.

Upstairs, the accommodation continues with a further bedroom, shower room, spa area, additional sitting room and mezzanine, offering a variety of spaces for relaxation and family living.

Several terraces provide opportunities to enjoy the surrounding grounds, while two cellars and a large garage complete the main house.

NOTES