

Breathtaking barn conversion, two cottages, covered pool, plot 11956m . Original features, low energy costs.



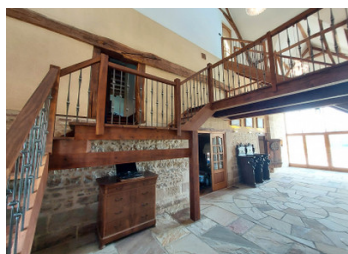
INFORMATION

Town:	Lurcy-Lévis
Department:	Allier
Bed:	9
Bath:	7
Floor:	605 m2
Plot Size:	11956 m2

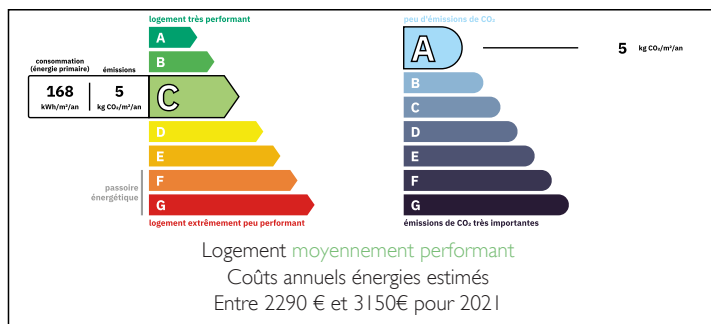
IN BRIEF

Welcome to this exquisite property, featuring a stunning barn conversion with 4 ensuite bedrooms and two charming cottages, on a generous plot of 11,956m². With captivating original features, this home exudes elegance and offers an entertainment room and a covered pool area for relaxation. It's not just a home but a haven of luxury living with exceptional amenities and potential income from the cottages. Moreover, with its focus on sustainability, enjoy low energy costs for eco-conscious living. Experience refined country living where luxury meets practicality.

Set amidst the serene Bourbonnaise countryside, the property promises absolute tranquility. Just 4km away, find the vibrant Street Art City of Lurcy Lévis with all necessary amenities. Explore the picturesque city of Moulins, rich in Art and History, or venture to the charming town of St Amand Montrond. Surrounded by quaint villages, towns,...



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Presently a luxurious family residence, this property holds commercial potential. Accessed via a private driveway, it boasts:

MAIN HOUSE:

Exuding chateau-like grandeur, this spacious abode offers an abundance of natural light. Craftsmanship shines through, ensuring effortless maintenance and minimal heating expenses.

Ground floor :

large entrance hallway with a stunning galleried staircase, stone indian floor tiles, stone walls (46m²)
 large living room incorporating lounge area, dining area and fitted kitchen with onyx worktops, wood-burning stove/cooker and 3 further fitted ovens, stone indian floor tiles (65m²)
 childrens play room (20m²)
 utility room (10m²)
 cosy lounge (37m²)
 rear hallway (9m²) with access to the garage (43m²) which has a door leading to the terrace.
 shower room and toilet (9m²)

First floor :

hallway leads to 3 bedrooms all with en-suite and one with a jacuzzi bath (22m², 24m², 28m²)
 a half landing leads to the video lounge (61m²) which has surround sound, electric velux windows and a full-sized snooker table which is included in the sale

Second floor :

Large bedroom with double whirlpool bath, shower and toilet, 5 velux windows (61m²)

There is underfloor heating, and the wood-burning stove which heats the property and the water, plus another electric hot water tank heated by solar.