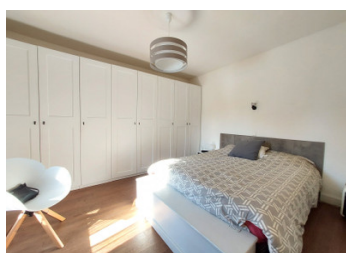


Beautiful 4 bedroomed house, 3 chalets, swimming pool, quiet location. Close to amenities.



INFORMATION

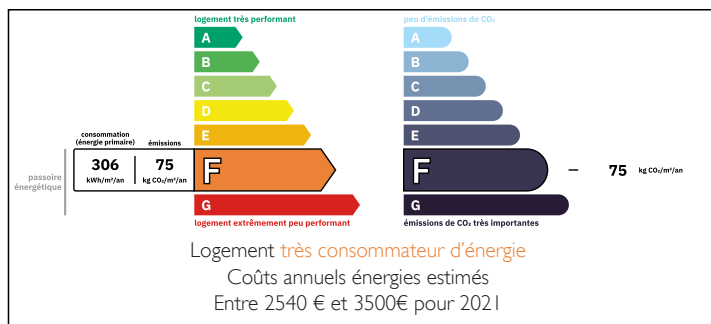
Town:	Échassières
Department:	Allier
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	8670 m2

IN BRIEF

In a quiet location on the edge of the village of Echassières, this beautiful property consists of a renovated house with 4 bedrooms, a good number of outbuildings, 3 fully equipped wooden chalets, and a swimming pool all on a plot of 8670m² with mature trees and shrubs. A great opportunity to have an all-year-round business

Echassières is a pretty little village located at the edge of the magnificent forest "Les Colettes". There is a village shop, bakers, butchers, a hairdresser, and a restaurant. At 10km from St Eloy les Mines where you will find many more amenities, a beautiful swimming lake, and a large Saturday market. Surrounded by many villages and beautiful historic towns, this property is well-located for tourism, hiking, mountain biking, canoeing/kayaking, water sports, photography, etc.

ENERGY - DPE



The A71 motorway is accessible at 23km. The

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 foncière: 804 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the heart of France this house offers a habitable space of 120m² comprising of :

Ground floor :

enter directly into the large living room (51m²) very bright and luminous, with a wood burner

fully fitted kitchen (9m²)

shower room

two bedrooms (16m², 16m²) one currently used as an office

1st floor :

two bedrooms (8m², 20m²)

storage cupboard

loft space

Basement :

accessed from the outside the basement comprises of a cellar, boiler room and oil tank, laundry room, toilet, and a gym

Outbuildings :

workshop (25m²) with water and electricity connected

wood storage

two garages and an annex totaling 58m²

Chalets :

Guests have their own private entrance and parking. The three chalets each 32m² are fully equipped. Each chalet has two bedrooms, a shower room, an open-plan living room, and plenty of storage. The chalets are well situated, separated by hedges for privacy, and each has a terrace. The chalets are heated via electric radiators and have a tiled roof.

Outside :

In front of the house is a lovely terrace, a well, and a swimming pool. The garden has a number of shrubs and mature trees, and hedges strategically placed for privacy. There is a park area fenced for animals, which guests love to help feed.