

5-bedroomed farmhouse, with annex, outbuildings, poulaillers, terrain BIO. 11.756 hectares.



## INFORMATION

Town:	Audes
Department:	Allier
Bed:	6
Bath:	3
Floor:	180 m2
Plot Size:	117560 m2

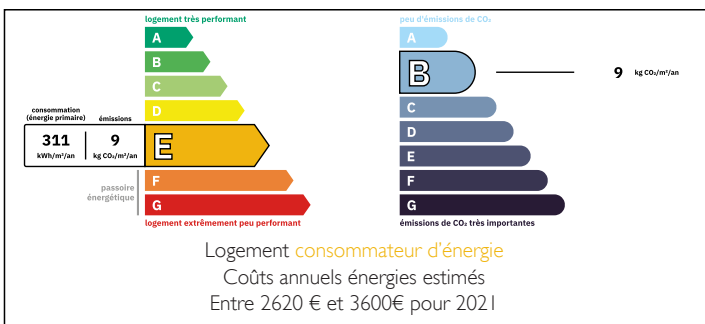
## IN BRIEF

This property presents a splendid 5-bedroom farmhouse complemented by a 1-bedroom annexe, expansive living spaces, and an adjoining barn. Additionally, it features a large garage and workshop with a cellar beneath, along with a quaint yet renovatable small house. Two poultry houses (poulaillers) and a spacious hangar contribute to the property's diverse offerings. The highlight is an expansive organic terrain spanning 11.756 hectares, with the potential for renting additional land. For those seeking further details, comprehensive information is available upon request.

Situated on the outskirts of Audes village, just 15 kilometers north of the medieval town of Montluçon, this property enjoys a picturesque setting amidst charming villages and towns. It provides easy access to numerous tourist attractions in the Auvergne and the Cher regions.



## 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 foncière:	849 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

A magnificent estate comprising of :

FARMHOUSE (about 180m<sup>2</sup> habitable space) -

The entrance leads to a fitted kitchen/dining room (33.50m<sup>2</sup>) with a French window giving direct access to an outside terrace. A wooden staircase leads from this room to the first floor.

From the kitchen/dining room, access to a study (16.80m<sup>2</sup>)

Bathroom (12.60m<sup>2</sup>) with 2 sinks, walk-in shower, bathtub, bidet, and a 300-liter water heater.

Laundry/storeroom area (8.50m<sup>2</sup>)

Toilet

Entrance/storeroom area (15.60m<sup>2</sup>) which gives access to the outside and a door leading directly into the adjoining barn.

Back in the kitchen/dining room, access via a sliding door to an "adjoining annex renovated in 2020/2021". Suitable for AirBnB.

Here is a large living room (33.70m<sup>2</sup>), a wooden staircase leading to a mezzanine (8m<sup>2</sup>), a fully fitted kitchen (6.20m<sup>2</sup>) and a shower room with toilet (3.20m<sup>2</sup>).

First-floor access via a solid ash staircase in the kitchen/dining room.

Bedroom with Velux window (7m<sup>2</sup>)

Bedroom with Velux window (10m<sup>2</sup>)

Corridor storage space with built-in shelves

Bathroom with bath, washbasin, walk-in shower, toilet, and Velux window (4m<sup>2</sup>).

Dressing room (3m<sup>2</sup>)

Bedroom (13.30m<sup>2</sup>) with high ceilings (presence of an "unused" mezzanine of approx. 2 m<sup>2</sup>) and 2 Velux windows.

Bedroom (15.30m<sup>2</sup>) with Velux window.

Bedroom (11.30m<sup>2</sup>) with Velux window.

The roof is in good condition, and there is double glazing throughout, with electric shutters in the annex.