

4-bedroomed stone farmhouse, outbuildings, and 2.8 hectares of land.



## INFORMATION

Town:	Vaux
Department:	Allier
Bed:	4
Bath:	1
Floor:	170 m <sup>2</sup>
Plot Size:	28125 m <sup>2</sup>

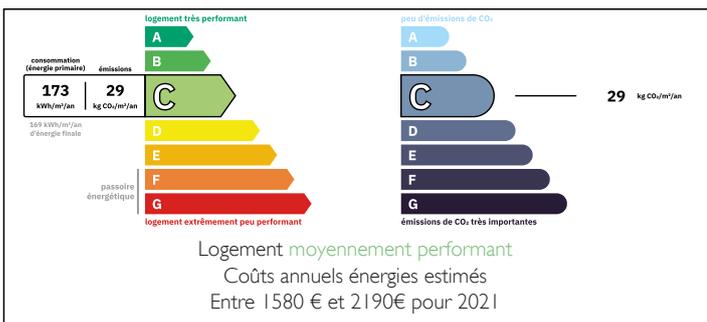


## IN BRIEF

In a quiet location, this stone farmhouse offers a vast 60 m<sup>2</sup> living room, an open kitchen with access to the terrace, a toilet, a shower room, a bedroom, an office, a laundry room, and a boiler room. Upstairs, three bedrooms, dressing room, study and toilet. The 2.8-hectare grounds include an orchard, a pond, and a well. There's also a barn and workshop. A true haven of peace to discover.

Situated on the outskirts of Vaux village, just 10 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



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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

A charming property comprising of :

FARMHOUSE (about 170m<sup>2</sup> habitable space) -

Ground floor :

large living space (60m<sup>2</sup>) to the right the lounge with a woodburning insert and to the left the dining room, stairs lead to the first floor.

kitchen (12m<sup>2</sup>) with a door leading to the terrace.

vestibule with rear entrance (7.7m<sup>2</sup>)

toilet

bathroom (10.5m<sup>2</sup>) with a double sink and shower, there is also plumbing ready to install a bath if required.

bedroom (14.8m<sup>2</sup>) with French doors leading to the front of the property.

office (9.5m<sup>2</sup>)

utility room (9.2m<sup>2</sup>) with a door to the outside.

boiler room (8.9m<sup>2</sup>) with door to the outside.

cellar

1st floor (converted attic space) currently used as the following :

office (5.8m<sup>2</sup>)

three bedrooms (7.2m<sup>2</sup>, 8.8m<sup>2</sup>, 9.1m<sup>2</sup>) one with a dressing room.

toilet

There is double glazing throughout, heating via the woodburning insert in the lounge, and oil central heating.

There is a septic tank which is in good working order.

EXTERIOR -

driveway leads to the property with land on either side and behind the house and barn.

terrace off of the kitchen.

Attached to the property is 2.8125 hectares of land. The land is well fenced and there are a couple of shelters for animals.

There are some mature trees and several fruit trees.

## LOCAL TAXES

Taxe foncière: 1310 EUR

Taxe habitation: EUR

## NOTES