

Completely renovated 4-bedroom house with large garden.

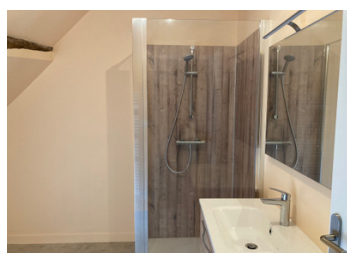


INFORMATION

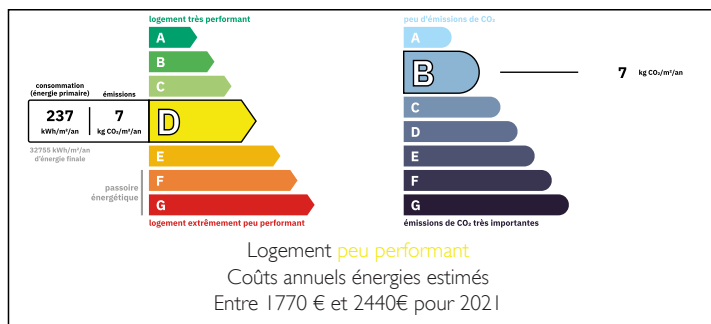
Town:	Mesples
Department:	Allier
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	3337 m2

IN BRIEF

This tastefully renovated house, which is ready to live in, has everything you need. A terrace with pergola, large easy-to-maintain garden, double garage and barn, and the all-important wine cave. Situated between the town of Boussac with its weekly farmers' market, and the medieval city of Montluçon, this house nestles on the edge of a quiet rural hamlet surrounded by beautiful countryside.



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.



LOCAL TAXES

Taxe foncière: 950 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On entering the property the first impression is of newness, tastefully blended with the original beams of this early 20th century house. The ground floor has a large lounge/diner of over 40m², heated by a woodburner. The lounge leads into the fitted kitchen, with 5-ring gas cooker and hob, and plenty of space for another dining table. The kitchen offers beautiful views over the garden and surrounding countryside. From the kitchen we arrive back at the front door and hallway, which also gives access to a bath and shower room with double sinks, and a separate WC.

Upstairs there is a large landing, which could be used as an office space or seating area, with 4 bedrooms all leading off the landing. Along with the master bedroom, the other 3 bedrooms are all large enough for double beds. There is another shower room upstairs, along with a separate WC.

The entire house is notable for having been almost entirely renovated

in 2022. This includes all new tiles on the roof, and part replacement of the roof beams. At the rear of the property is the wine cave.

To the side of the house is a large outbuilding consisting of two separate areas. At the front is a double garage, currently used as a workshop and storage space, however it would be easy to remove the interior partitions for parking two vehicles. The second area is a workshop, or perhaps a playroom, with a mezzanine floor....