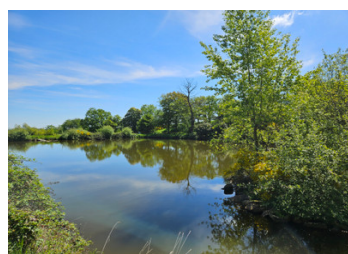


Secluded 11-hectare estate, fish pond, large shed, & animal shelters. Woodland & meadows. Constructible land.



ENERGY - DPE

DPE not required.

INFORMATION

| | |
|--------------------|------------------------|
| Town: | Néris-les-Bains |
| Department: | Allier |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 0 m2 |
| Plot Size: | 113246 m2 |

IN BRIEF

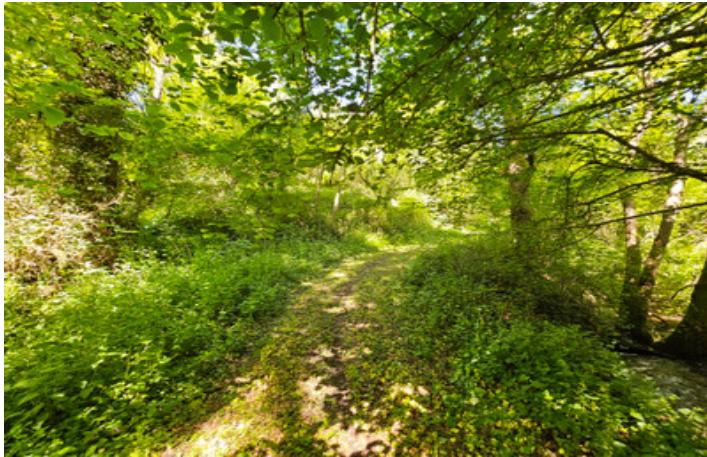
Discover an enchanting 11-hectare estate nestled in the heart of stunning natural surroundings. This serene property features a picturesque fish pond, a meandering stream, and verdant woodlands, creating a haven for wildlife and flora. There are two water reserves that need to be brought up to standard, and part of the land is classified as constructible for sports or leisure activities.

Perfect for nature retreats, family escapes, or horseback adventures, this tranquil haven offers temporary accommodations in an atmosphere of pure serenity. The estate includes a spacious shed, animal shelters, and access to electricity and water.

Conveniently located near the charming spa town of Néris-les-Bains, which offers amenities such as cafes, restaurants, a swimming pool, and an 18-hole golf course. The historic Medieval City of Montluçon is just 8 km away, complete with a train station.

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: | 168 EUR |
| Taxe habitation: | EUR |

NOTES

DESCRIPTION

Discover an extraordinary 11-hectare domain, a true sanctuary of natural beauty. This expansive estate features a conforming vibrant fish-rich pond and two additional water reserves, which require updates to meet current standards. A picturesque stream winds through the wooded areas, enhancing the natural beauty of the property.

Classified under zones N, NI, and NIs, with part of the land classified as constructible for sports or leisure activities. This expansive estate includes three meadows, each over 1 hectare, and approximately 3 to 4 hectares of mature woodland, with the remaining land comprising coppice. The terrain is varied, with some areas being delightfully hilly. The pond, surrounded by a diverse array of tree species forming an arboretum, is perfect for swimming with its sandy bottom free from mud and algae.

Encircled by nature, the estate offers temporary accommodations and features numerous fruit trees, including about forty fruit-bearing shrubs, which are now producing. The land, untouched by fertilizers or sanitary products for over 70 years, is a haven for wildlife and flora, home to magnificent centuries-old trees and diverse vegetation.

This secluded paradise is far from any road or disturbances, making it an ideal retreat for peaceful nature holidays, horse riding, family gatherings, or nature workshops. The estate includes a large open shed (hangar) and two animal shelters. The site is equipped with water and electricity from the grid (no Linky meter).

Experience the tranquility and natural beauty of this hidden gem—ideal for those seeking a serene escape immersed...