

Charming 3 bedroom rural detached cottage with a large barn and small field in a very quiet location

EXCLUSIVE



INFORMATION

Town:	Saint-Bonnet-Tronçais
Department:	Allier
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	3966 m2

IN BRIEF

This is a great opportunity to finish the renovation work done by it's current owners. It is located in a very quiet and attractive commune 5 minutes drive from the historic town of Ainay Le Chateau, popular with tourists and has all of the amenities needed. Also a 10 minute drive from the very popular leisure lake at Goule offering water sports and activities plus a popular bar and restaurant.

This area is rich with many local châteaux, forests, lakes and walks but also has easy access to all transport links at Saint Amand Montrond.



ENERGY - DPE

DPE not required.

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.



DESCRIPTION

The current owners have done a considerable amount of work to this property but it is still in need of renovation internally. The house, barn and outbuilding have had new roofs fitted, the chimneys have been repointed, the timbers have all been sand blasted and treated, velux windows have been installed on the first floor and the ground floor has been damp proofed and concreted.

The first floor comprises of a large room (9.3m x 5.4m) that is split between a kitchen/dining area and lounge, a shower room and toilet (2m x 3.5m) and bedroom (6m x 4m) with double doors and electric shutter leading out to the garden/courtyard.

A temporary staircase leads up to the first floor which has been partitioned off to make 2 bedrooms (5.6m x 5m and 3.6m x 3m) and a bathroom (3.6m x 2m).

Outbuildings include a large barn (10m x 5m) that is in great condition and about 4,000 m2 of garden and land with great views over open countryside.

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 536 EUR

Taxe habitation: EUR

NOTES