

Charming Estate with Pool, Perfect for Gîte or Multi-Family Living with 7 Bedrooms, and Stunning Views.



INFORMATION

Town:	Boucé
Department:	Allier
Bed:	7
Bath:	4
Floor:	300 m2
Plot Size:	1344 m2

IN BRIEF

This charming property features three beautifully renovated houses set on a generous 1,344 m² plot with stunning open views, making it ideal for a gîte/bed and breakfast or multi-family living. The estate includes a refreshing swimming pool, a workshop, and a cellar. Each house is well-maintained, with modern amenities while retaining traditional character.

House 1 offers a spacious living area with fireplaces, 1 bedroom, and a traditional bread oven, while House 2 boasts 5 bedrooms and ample communal space. House 3 features an inviting living room with French doors leading to a terrace, and 1 bedroom.

Located in a serene hamlet, this property is just 8 km from Varennes sur Allier, providing convenient access to shops and local amenities.

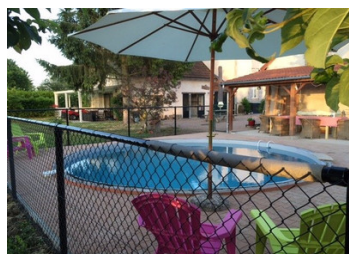


ENERGY - DPE

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover this beautiful property featuring three renovated houses set on a generous 1,344 m² plot with stunning open views. This versatile estate is perfect for a gîte/bed and breakfast or for accommodating multiple families.

Property Details:

House 1 (87 m²)

Ground Floor: Spacious living room with a cozy fireplace, a kitchen-dining area (64 m² total) with an additional fireplace and traditional bread oven, plus a bathroom with WC.

First Floor: Inviting mezzanine bedroom.

House 2 (136 m²)

Ground Floor: Welcoming entrance hall, fully equipped kitchen, and a generous 25 m² dining/living room, along with a WC and laundry room.

First Floor: Landing leading to a bathroom with shower, washbasin, and WC, plus three bedrooms (one with washbasin).

Second Floor: Landing to two additional bedrooms and another bathroom with shower, washbasin, and WC.

House 3 (77 m²)

Ground Floor: Bright 42 m² living room with open kitchen and French doors opening to a terrace, plus a WC.

First Floor: Comfortable bedroom with ensuite bathroom (shower, washbasin, and WC) and dressing room.

Additional Features:

Workshop: 17 m² space for projects or storage.

Cellar: Under the house.

Swimming Pool: Inviting round pool (6.5 m diameter) for relaxation and recreation.

All houses are in excellent condition, with House 1's roof redone in 2012. Heating is primarily wood-fired, except for House 3, which features a pellet stove and heat pump for reversible air conditioning.