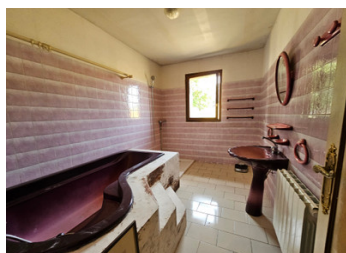
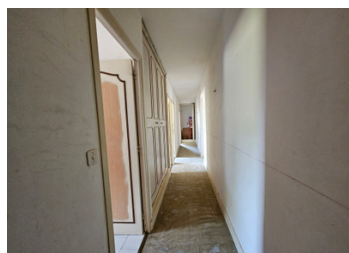


## Atypical House, 166m Living Space, Surrounded by 4.3 Hectares of Private Land with Stunning Views



### INFORMATION

<b>Town:</b>	<b>Deneuille-les-Mines</b>
<b>Department:</b>	<b>Allier</b>
<b>Bed:</b>	<b>4</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>166 m2</b>
<b>Plot Size:</b>	<b>43054 m2</b>



### IN BRIEF

This unique property features electric gates opening onto a gravel driveway. Set on 4.3 hectares of private, non-overlooked land. The ground floor includes an entrance with toilets, a storage cupboard, and access to the grenier. There is a kitchen/dining room, a large lounge, and an office. A corridor leads to 4 bedrooms and a bathroom. Additional features include a large attic space ready for conversion, a basement with high ceilings accessible offering great potential, a garage of 100m<sup>2</sup> with attached kennels, numerous small animal shelters dotted around the land, and a swimming pool that needs a new liner. The roof is in good condition and there is partial double glazing, the septic tank is non-conforming.

Located 16km from the Medieval City of Montluçon, this property is conveniently close to supermarkets, boutique shops, bars, restaurants, a swimming pool, and...

### 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

This unique property once an animal and leisure park features electric gates opening onto a gravel driveway leading to the house, which is set on 4.3 hectares (43054m<sup>2</sup>) of private, non-overlooked land.

The house is over three levels comprising approximately 166m<sup>2</sup> of habitable space, comprising of :

Basement :

With high ceilings, accessible from inside or outside, offering great potential.

Ground Floor:

Entrance with toilets, storage cupboard with hot water tank, and access to the grenier.

Kitchen/dining room with patio doors.

Large lounge with an open fireplace and patio doors.

Office with patio doors and access to the basement.

Corridor leading to the basement, and 4 bedrooms (one with a toilet), a bathroom, and a storage cupboard.

Large attic space ready for conversion.

The roof is in good condition, and there is partial double glazing. There is also a septic tank which does not conform.

Additional features include a covered parking area attached to the house, a 100m<sup>2</sup> garage with an inspection pit and attached kennels, numerous small animal shelters scattered around the land, and a swimming pool with a good structure that requires a new liner.

This property offers a lot of potential, having previously operated as an animal and leisure park, it boasts unique features. Set on 4.3 hectares of private land with open views, this home promises privacy and stunning scenery. With its versatile layout, this property presents an exceptional opportunity for those seeking a distinctive and highly