

Charming 3 bedroomed Stone Mill House in a Peaceful Countryside Setting. Plot size 11740m

EXCLUSIVE



INFORMATION

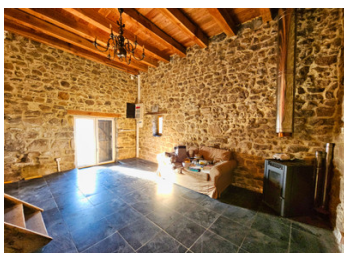
Town:	Saint-Priest-en-Murat
Department:	Allier
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	11740 m2

IN BRIEF

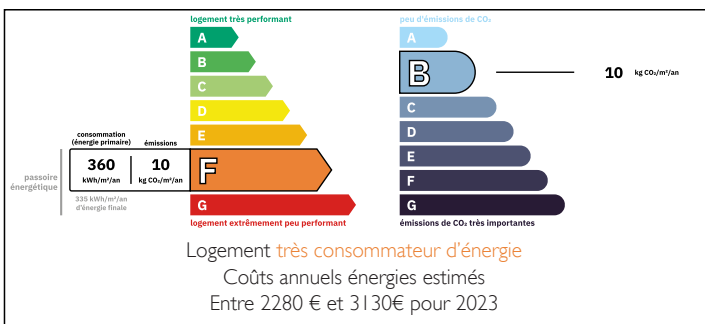
This charming old stone mill house offers approximately 108 m² of living space, combining rustic charm with comfortable living in a serene rural setting. The living space comprises of a fitted kitchen that leads to a spacious lounge and dining area featuring a cozy woodburner. A second lounge with a pellet burner provides additional living space. The property includes three well-sized bedrooms, a bathroom, a separate toilet, and a practical storage room.

Outside, the property is surrounded by beautiful natural features, including a stream and a well. There are a couple of small outbuildings ideal for storage, and private parking. The surrounding land provides ample space to enjoy the peaceful countryside setting.

The property benefits from heating via a woodburner and pellet burners and has a septic

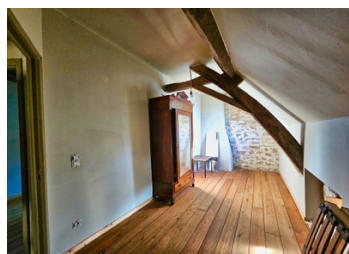


ENERGY - DPE



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: 872 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful old stone mill house offers approximately 108 m² of habitable space and combines rustic charm with comfortable living. Located in a tranquil rural setting, the property boasts picturesque countryside views.

Interior Features:

Fitted kitchen (13 m²)

Spacious lounge/dining room (31 m²) with woodburner

Second lounge (20 m²) with pellet burner

Storage room (9 m²)

Three well-sized bedrooms (10 m², 11 m², and 14 m²)

Bathroom and separate toilet

Exterior Features:

A couple of small outbuildings for storage

A charming well

Surrounding land with a stream

Private parking

Additional Information:

Double glazed throughout

Heating via woodburner and pellet burners

Septic tank

Location:

Situated in a peaceful rural setting, the property is just 8 km from local amenities and offers convenient access to the autoroute, making it ideal for those seeking a serene lifestyle without sacrificing accessibility.

This charming mill house presents a fantastic opportunity for those dreaming of life in the French countryside. Don't hesitate to schedule a visit!

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