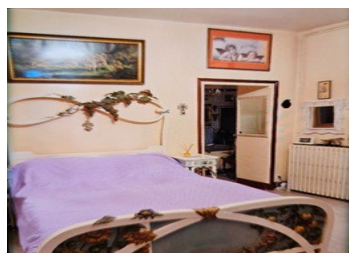


Exceptional Apartment in a Château with Terrace, Garden, and Pool. Close to Vichy.



## INFORMATION

Town:	Mariol
Department:	Allier
Bed:	4
Bath:	1
Floor:	244 m2
Outside Space:	130 m2



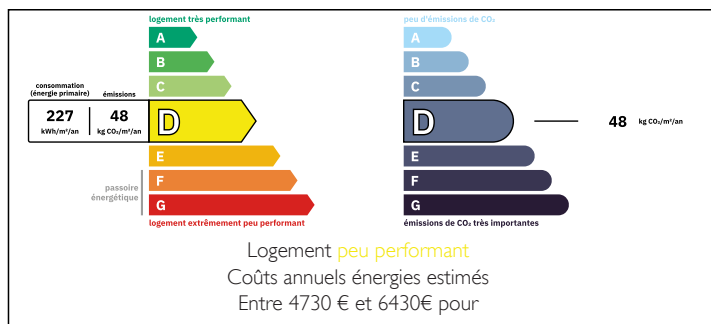
## IN BRIEF

Stunning 244 m<sup>2</sup> apartment in a historic chateau, featuring a private 37 m<sup>2</sup> south-facing terrace, a 95 m<sup>2</sup> garden, and a 50 m<sup>2</sup> covered parking area.

Spread over three levels, this property combines historical charm with modern comforts, including parquet floors, fireplaces, and traditional French ceilings. The estate offers a beautiful park and a shared swimming pool.

Located in Mariol, just 15 minutes from Vichy, with shops and motorways nearby.

## 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.



## DESCRIPTION

Discover this magnificent 244 m<sup>2</sup> apartment, set within a historic château, offering an exceptional living environment. With a private 37 m<sup>2</sup> south-facing terrace, a 95 m<sup>2</sup> garden, and a 50 m<sup>2</sup> covered parking area, this rare property perfectly blends elegance and comfort.

The apartment is spread over three levels, with the entrance located on the first floor of the château. Upon arrival, you will be captivated by the spacious entrance hall leading to the terrace and the grand 51 m<sup>2</sup> living room, featuring a beautiful parquet floor and a charming fireplace. This level also includes a fully equipped kitchen, a bedroom with a washbasin and French doors opening onto the terrace, and a separate WC.

On the second floor, a corridor leads to two spacious bedrooms (20 m<sup>2</sup> and 23 m<sup>2</sup>), a shower room with a washbasin, a bathroom with a bathtub and double sink, and a separate WC.

Additionally, a 20 m<sup>2</sup> converted attic provides extra space. A wooden staircase leads to a fourth bedroom located in the château's tower, showcasing stunning exposed beams.

A private 12 m<sup>2</sup> cellar is located in the château's basement, and the property also includes a private garden with a storage shed.

The château estate offers an exceptional setting with its beautiful park and shared swimming pool, accessible to the five apartments within the property.

Recently renovated, the apartment is in excellent condition and benefits from a new electrical installation, gas central heating, double glazing, and a connection to the main sewer system.

Ideally...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES