

## Elegant 400-Year-Old Maison de Maître with Stunning Views & Renovation Project in Busset



## INFORMATION

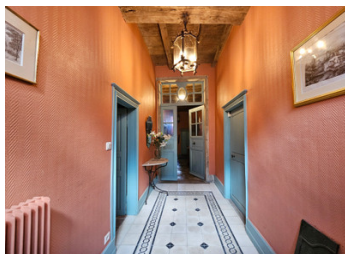
Town:	Busset
Department:	Allier
Bed:	4
Bath:	2
Floor:	170 m <sup>2</sup>
Plot Size:	1377 m <sup>2</sup>

## IN BRIEF

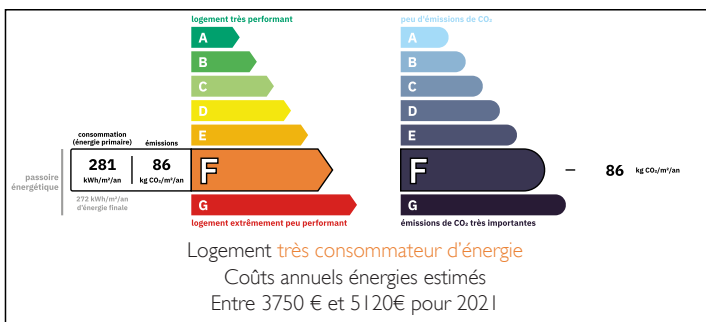
Located in the charming village of Busset, near its historic château, this elegant 400-year-old Maison de Maître offers 170 m<sup>2</sup> of living space on a 1,377 m<sup>2</sup> plot with countryside views.

The ground floor features an entrance hall, living room, office/bedroom, fitted kitchen, laundry room, bathroom, and boiler room. A stone staircase leads to three spacious bedrooms, a sauna, and a bathroom. The attic offers additional potential. Outside, a secluded courtyard, 120 m<sup>2</sup> barn, well, electric gate, and multi-level garden. An attached 70 m<sup>2</sup> métairie awaits renovation—ideal for a guest house or gîte. The property benefits from mains drainage, double glazing, oil heating, and recent roof and façade renovations.

Located 15 km from Vichy, with shops, restaurants, and transport links, this rare find blends history, charm, and opportunity.



## 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:** 1401 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Located in the charming village of Busset, just steps from its historic château, this superb 400-year-old Maison de Maître offers an exceptional opportunity to own a piece of French history. Set on a 1,377 m<sup>2</sup> plot, the property enjoys breathtaking, open views and combines timeless elegance with modern convenience.

### Living Space

Spanning 170 m<sup>2</sup>, the ground floor comprises:

Welcoming entrance hall (18 m<sup>2</sup>) with part tiled flooring and part original flagstones.

Spacious living room (22 m<sup>2</sup>) with a wood-burning insert and beautiful wood flooring.

Office/bedroom (19 m<sup>2</sup>) featuring the oldest tomette flooring in the house.

Fitted kitchen (22 m<sup>2</sup>) with flagstone flooring and patio doors leading to the courtyard.

Laundry room (5 m<sup>2</sup>).

Bathroom (5 m<sup>2</sup>) with toilet and shower.

Boiler room (9 m<sup>2</sup>).

A stone staircase leads to the first floor, which features:

Hallway (13 m<sup>2</sup>) with a combination of wood and tiled flooring.

Three generously sized bedrooms (28 m<sup>2</sup>, 20 m<sup>2</sup>, and 26 m<sup>2</sup>)—one with a sauna, all with wooden floors and open fireplaces.

Bathroom (9 m<sup>2</sup>) with toilet and corner bath, wooden flooring.

Above, a vast attic with newly installed flooring offers excellent potential for additional living space. It is separated into two rooms (33 m<sup>2</sup> and 73 m<sup>2</sup>) with a height of 1.60 m below the beams.

### Features & Exterior

Additional features include:

Vaulted cellar.

Double-glazed windows.

Oil-fired central heating.

Recently renovated roofs and façades.