

Beautifully renovated 184m stone farmhouse with a large garden and bright, open living areas.

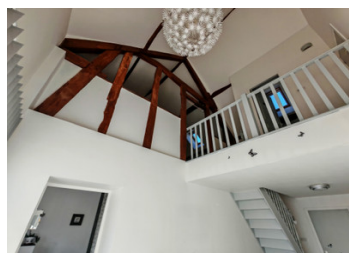
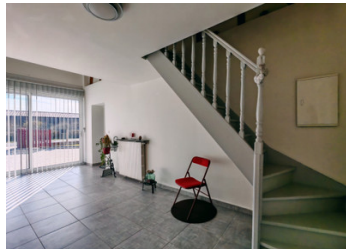
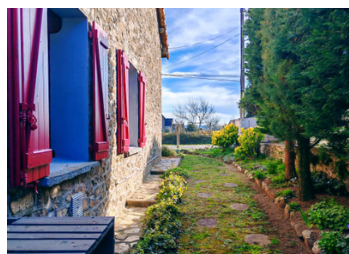


## INFORMATION

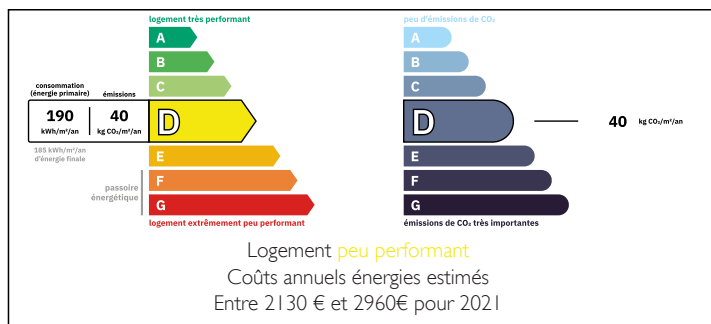
Town:	Chouvigny
Department:	Allier
Bed:	3
Bath:	2
Floor:	184 m2
Plot Size:	1501 m2

## IN BRIEF

Beautiful 184 m<sup>2</sup> stone longère, tastefully renovated, with a large enclosed garden. Spacious and bright, it features an open dining area, modern kitchen, a ground-floor bedroom, and plenty of potential upstairs. Set in a peaceful location with countryside views, yet close to amenities.



## ENERGY - DPE



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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

This charming 184 m<sup>2</sup> stone longère, recently renovated, offers generous living spaces and a large, fully enclosed garden of 1501 m<sup>2</sup>. Situated in a peaceful setting with unobstructed views over the surrounding countryside, including fields and a forest, it combines privacy with the convenience of nearby neighbors.

### Ground Floor:

A bright and spacious 60 m<sup>2</sup> open-plan living area, featuring a dining/lounge space with large bay windows that open up to the garden. The modern, fully equipped kitchen is perfect for entertaining and family meals. On this level, you'll also find a bedroom, a bathroom with an Italian shower, bathtub, and double vanity, as well as a utility room with a WC. A lovely office with bay windows and exposed beams adds a touch of character and warmth to the home.

### First Floor:

A 23 m<sup>2</sup> bedroom with two Velux windows and ample storage space. A connecting room and a mezzanine offer additional flexibility for creating personalized spaces. A bathroom with a shower and WC completes this floor, along with an attic that can be converted to suit your needs.

### Additional Features:

A 26 m<sup>2</sup> barn, perfect for parking or turning into a workshop, a pétanque court for leisurely outdoor activities, a well, and a cellar for extra storage.

The property is located just 16 km from Saint-Éloy-les-Mines, 20 km from Gannat, 45 km from Vichy, and 58 km from Clermont-Ferrand, offering the ideal blend of modern comfort and rustic charm, in a tranquil yet accessible location.

House Tour Video available upon...

## LOCAL TAXES

Taxe foncière: 1257 EUR

Taxe habitation: EUR

## NOTES