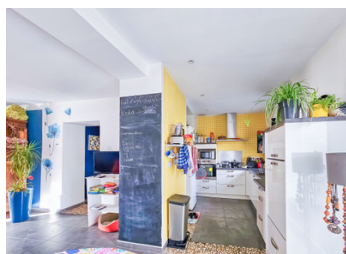


Charming 4 Bedroomed House with Outbuildings, close to Cusset on a plot of 8217m .



## INFORMATION

Town:	Cusset
Department:	Allier
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	8217 m2



## IN BRIEF

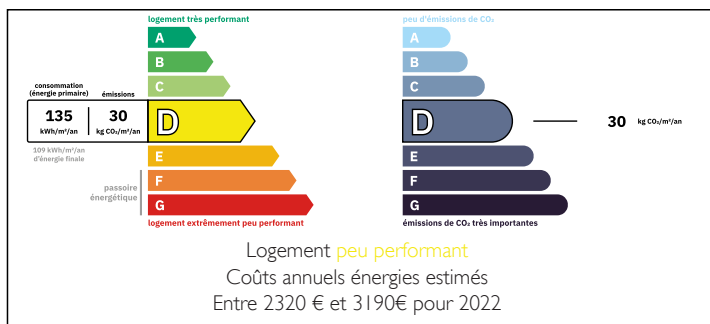
Located in a peaceful hamlet near Cusset, this charming house offers approximately 150 m<sup>2</sup> of living space on a generous 8217 m<sup>2</sup> plot.

The ground floor features, a large entrance room, two bedrooms, a bathroom, WC, and an expansive living room with open kitchen. The first floor includes a large, versatile room for a bedroom/office and a bedroom with a shower room and WC. The property includes several outbuildings, including a pigeonier (ideal for conversion), a barn with workshop, and a summer kitchen, and two garages.

Located just 5 km from Vichy and 2 km from Cusset, the property is near local amenities and train connections.

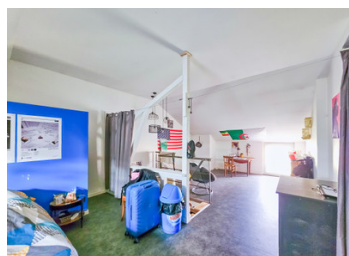
With oil central heating and mains drainage, this home combines character, space, and potential in a serene location.

## 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

Situated in a tranquil hamlet with stunning views, this charming property offers approximately 150 m<sup>2</sup> of living space on a large plot of 8217 m<sup>2</sup>. This delightful home is perfect for those seeking a combination of space, peace, and renovation potential.

### Interior :

The ground floor welcomes you through a small veranda that leads to a spacious entrance room (17 m<sup>2</sup>) with a oil central heating boiler, sink, and staircase. The floor also includes two generous bedrooms (13 m<sup>2</sup> and 16 m<sup>2</sup>), a hallway, a bathroom, a separate WC, and a spacious living room with an open kitchen (34.95 m<sup>2</sup>), ideal for family gatherings and entertaining. Patio doors open onto a large terrace, perfect for outdoor dining or relaxing.

On the first floor, you'll find a versatile room (30.5 m<sup>2</sup>) that can serve as a bedroom or office, leading to a third bedroom (25 m<sup>2</sup>) with an en-suite shower room and WC.

The property benefits from mains drainage and oil central heating.

### Exterior :

The property is set on a large plot of 8217m<sup>2</sup>, a rare find in the Cusset area. The exterior boasts several outbuildings, adding further potential and charm. These include a pigeonier (dovecote), which could be converted into a gîte, a large barn with an adjoining workshop that offers ample storage space, and a summer kitchen, making it an ideal place for outdoor dining or relaxation. Two garages and a tower with additional storage offer more possibilities for expansion or renovation.

### Location :

The property is located 2km from Cusset, and only 5km...

## LOCAL TAXES

Taxe foncière: 957 EUR

Taxe habitation: EUR

## NOTES