

Charming Renovated Barn with 4 Bedrooms, Gîte, Pool and Workshop in the Heart of the Allier.



INFORMATION

Town:	Beaune-d'Allier
Department:	Allier
Bed:	6
Bath:	5
Floor:	366 m2
Plot Size:	4235 m2

IN BRIEF

This beautifully renovated barn blends quality, creativity, and style, located in the serene rolling hills of Allier. The property offers a multifunctional living space, currently operating as a B&B, gîte and yoga workshop, with great potential for further uses.

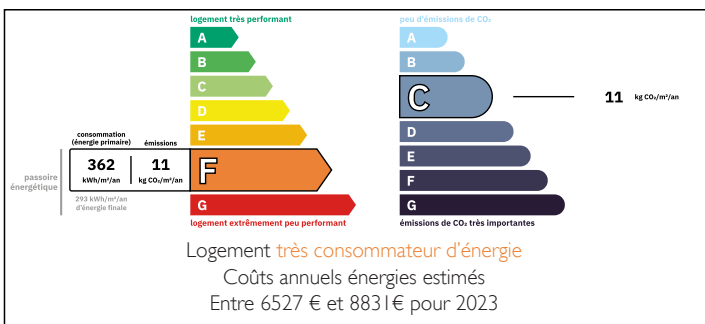
It features a private living area, a separate B&B section with three ensuite bedrooms, a 2-bedroomed self-contained gîte, and ample communal spaces such as a solar-heated swimming pool, sauna, and yoga room.

The property is meticulously renovated with high-end materials and includes a large workshop, garden, and outdoor space. Ideal for large families, or as a profitable business opportunity.

Close to Montmarault and Montluçon, with easy access to the A71 autoroute.



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

This beautifully renovated barn offers a perfect blend of quality, creativity, and style, situated in the serene and picturesque rolling hills of Allier, Auvergne. This property presents a truly multifunctional living space, currently utilized as a B&B, gîte, with potential for many other uses. Whether you're looking for a large family home, or a way to generate income, this property is an excellent investment.

Private Living Area:

The private living area is designed for comfort and convenience, featuring an open-plan living space with a fully fitted kitchen, laundry room, and storage area. A staircase leads to the first-floor bedroom with an en-suite shower room. A private terrace offers a peaceful outdoor space to relax and enjoy the surrounding greenery.

B&B Area:

The B&B section is accessed through a separate entrance and includes three ensuite bedrooms, each with private bathrooms and closed toilets. The B&B also has a fully equipped kitchen exclusively for guest use, a spacious living and dining area, and a private covered terrace (50m²) – perfect for guests to enjoy breakfast or unwind.

Gîte:

A self-contained gîte is located with its own private entrance and terrace. The gîte features an open-plan living area, a fitted kitchen, two bedrooms, a separate toilet, and a shower room, offering a perfect retreat for guests.

Communal Areas:

The property also includes a variety of shared amenities such as a solar-heated swimming pool, a wood-fired sauna with a shower and toilet, a summer lounge with a bar, and a large yoga room for workshops and...

LOCAL TAXES

Taxe foncière: 3648 EUR

Taxe habitation: EUR

NOTES