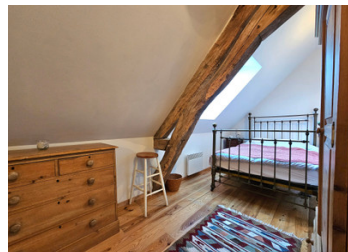
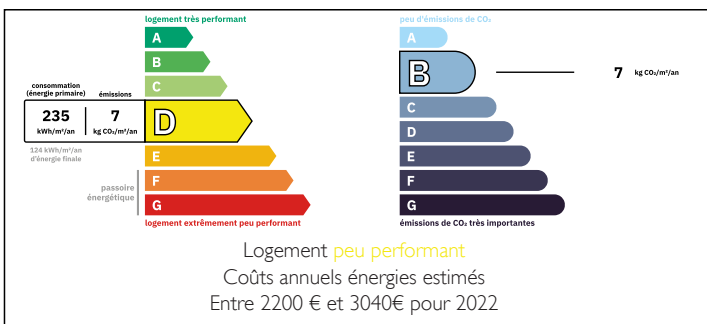


Charming Renovated Home with Large Barn on a Plot of 8492m with Countryside Views

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cressanges
Department:	Allier
Bed:	3
Bath:	2
Floor:	109 m ²
Plot Size:	8492 m ²

IN BRIEF

Set in a peaceful hamlet, this beautifully renovated home blends character and comfort. The house is cozy and inviting, featuring a spacious fully fitted kitchen with a utility room and shower room behind, a lounge with a wood burner, and an office with direct outdoor access. Upstairs, a bright hallway leads to three bedrooms and a bathroom with both a bath and shower. A terrace at the front offers the perfect spot to enjoy countryside views.

The outbuildings include a large barn with two levels, a workshop, and stables. There's also a covered dining area, a fully usable cellar, and a vegetable garden with mature trees, including fruit trees. A ruined building offers an exciting renovation project.

Located near Cressanges (Allier) in a quiet hamlet of three houses, the property has easy access to Saint-Pourçain-sur-Sioule, Moulins, and the autoroute while...

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

Set in a peaceful hamlet, this beautifully renovated home offers a perfect blend of character and comfort, with spacious living areas, extensive outbuildings, and a generous plot of land.

House

The house is warm and inviting, featuring:

Ground Floor:

Fully fitted kitchen (33m²) – Spacious and functional, with a utility room and shower room behind.

Lounge (32m²) – A cozy living space with a wood burner, perfect for relaxing.

Office (10m²) – With direct outdoor access.

First Floor:

Bedroom 1 (9m²)

Bedroom 2 (10m²)

Bedroom 3 (15m²)

Bathroom (7m²) – Equipped with both a bath and a shower.

A terrace at the front of the house provides a lovely outdoor seating area with views of the surrounding countryside.

Outbuildings & Land

The property boasts an impressive barn of approximately 390m², featuring:

A stunning wooden roof structure and two levels.

Central doors providing access from front to back.

A workshop and stables, offering multiple possibilities for use.

Additional features include:

A covered dining area, perfect for outdoor meals.

A fully usable cellar, providing excellent storage.

A vegetable garden, a large number of mature trees, including fruit trees

A large courtyard area, providing ample outdoor space for recreation or expansion.

Above ground swimming pool, ideal for those hot summer days.

A ruined building, offering an exciting renovation project for expansion or creative restoration.

LOCAL TAXES

Taxe foncière: **334 EUR**

NOTES