

## Pretty 3 bedroom cottage, private gated parking and outbuilding near Tronçais Forest



## INFORMATION

Town:	Meaulne-Vitray
Department:	Allier
Bed:	3
Bath:	2
Floor:	124 m <sup>2</sup>
Plot Size:	338 m <sup>2</sup>



## IN BRIEF

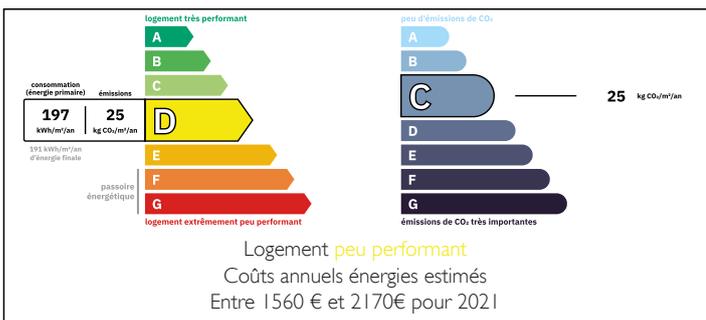
Wonderful traditional country house with modern comforts on the doorstep of a beautiful forest in the Allier.

Perfect for country living or as a practical 2nd home or Gite, this 3 bedroom, 2 shower-room, TV room, Lounge/diner and open kitchen offers comfortable modern living with traditional features and space.

The garden and outbuilding allows wonderful outside dining and living with minimal maintenance required.

Nestled in a sleepy village yet within commuting to St Amand Montrond and access to the A71, the house is sure to appeal to many people looking for a tranquil yet easily accessible country home.

## 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

Pretty attached cottage in a sleepy village on the edge of the Tronçais Forest.

This large 3 bedroom, 2 shower room house provides comfortable family living in or a wonderful second home or gite in the beautiful Allier countryside.

The property is entered through a small front garden and elevated position over a cellar, to the principle room of 45m<sup>2</sup> with dual aspect Lounge area with inset pellet stove, large dining area with windows to the front and leading onto the open plan kitchen space with window to the rear. From the dining area a hallway leads to the staircase to the upper floor where there are 3 good sized bedrooms, 2 with dormers to the front and a 3rd with velux to the rear. The upper hall/mezzanine is particularly large and could be a useful seating/reading area or office space. The large tiled shower room completes the rooms upstairs with a double vanity unit sink and large shower with tiled seating space.

back downstairs and to the left of the Lounge are steps down into a large TV room with Laundry, boiler room with sink and a further shower room and separate WC. There is a separate external doorway to this annexe which could be used as an independent space with some reconfiguration.

The doorway to the rear of the property steps down into a pretty level garden with an outside hangar set as an external living space, perfect for outdoor dining. Double gates also...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES