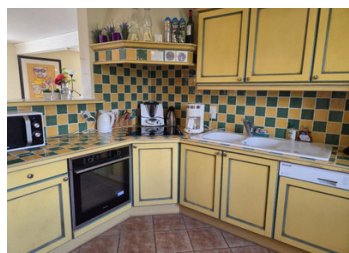


Charming farmhouse with pool, 5 bedrooms, open views, and no close neighbours on 3,084 m of land.



INFORMATION

Town:	Montcombroux-les-Mines
Department:	Allier
Bed:	5
Bath:	4
Floor:	248 m2
Plot Size:	3084 m2



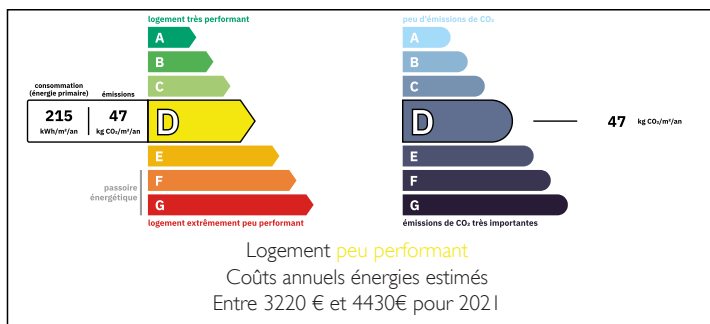
IN BRIEF

Lovely renovated farmhouse set on 3,084 m² with beautiful open views and a swimming pool. The house offers 248 m² of habitable space with 5 bedrooms and is in good condition, with double glazing, oil-fired central heating, and a wood-burning stove.

The ground floor includes a spacious 64 m² living room opening to the terrace, a kitchen/dining room with wood stove (55 m² total), a WC, a bedroom with en-suite, two more bedrooms, and a bathroom. Upstairs you'll find a landing, a 26 m² mezzanine, two more bedrooms (one with en-suite), a second bathroom with sauna, and a convertible attic.

Outside is a 10 x 5 m swimming pool surrounded by terrace, a carport with woodstore, three small storage buildings (former pigsty), and a cellar under the house.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This lovely renovated farmhouse is set in a peaceful location with no immediate neighbours and enjoys beautiful open countryside views. Located in the commune of Montcombroux-les-Mines, the property sits on 3,084 m² of land and features a swimming pool, terrace, and outbuildings – perfect for a tranquil lifestyle.

The house offers a generous 248 m² of habitable space, in good condition, with double glazing, oil-fired central heating, and a wood-burning stove for added comfort.

Layout:

Ground floor:

Spacious 64 m² living room with sliding doors leading to a front terrace,

Separate WC,

Bedroom with en-suite bathroom,

Kitchen/dining room with wood stove, semi-open layout (total 55 m²),

Two further bedrooms,

Family bathroom with bath and washbasin.

First floor:

Landing and 26 m² mezzanine,

One bedroom with en-suite shower room,

Second bathroom with sauna,

Fifth bedroom,

Convertible attic for potential further space.

Exterior:

Swimming pool (10 x 5 m) with surrounding terrace,

Carport with wood storage,

Three small storage rooms (former pigsties),

Cellar under the house.

Location:

Peaceful setting in the countryside,

No immediate neighbours (more than 200 m),

Local shops and amenities are available 10 km away in Jaligny-sur-Besbre and Le Donjon.