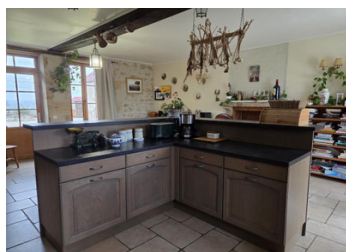


Renovated farmhouse with guest house, outbuildings, courtyard, and 7 ha near Bourbon l'Archambault.



INFORMATION

Town:	Bourbon-l'Archambault
Department:	Allier
Bed:	6
Bath:	2
Floor:	375 m2
Plot Size:	70016 m2



IN BRIEF

Beautifully renovated farmhouse with a separate guest house, set around a central courtyard and surrounded by 7 hectares of land with open views. Located just 4 km from the historic spa town of Bourbon l'Archambault with all amenities.

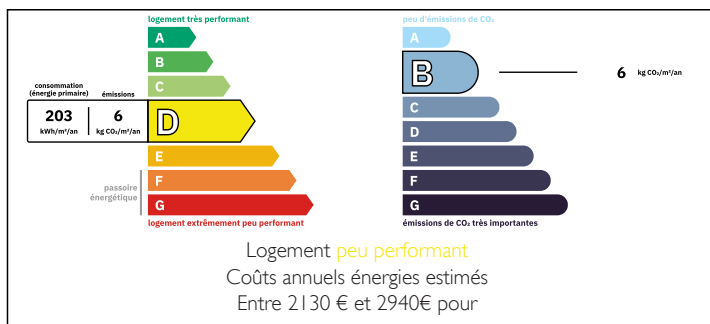
The main house (217 m²) offers 3 bedrooms, 2 bathrooms, a large kitchen, living room with fireplace, and study.

The adjoining guest house (158 m²) can be used as one or two units, each with private access, 3 bedrooms total, and 2 bathrooms, including one accessible for reduced mobility.

Numerous outbuildings include barns, carport, tack room, horse boxes, and a bread oven.

The property benefits from recent high-quality renovation, including insulation, double glazing,

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

Beautifully renovated farmhouse with a separate guest house and numerous outbuildings, all set around a central courtyard on 7 hectares of land with open views. The historic spa town of Bourbon l'Archambault, with its shops, restaurants, thermal baths, and services, is only 4 km away.

The Main House (217 m²)

On the ground floor: a spacious entrance hall with stairs to the first floor, a fully equipped 41 m² kitchen with exterior doors on both sides and access to a covered terrace, a utility room with exterior access, a bathroom with shower, toilet, and washbasin, a cozy living room with fireplace and wood-burning stove, and a study.

Upstairs: a landing leads to three spacious bedrooms (14, 12, and 34 m²), one with a walk-in closet, a study or sleeping area on the landing, and a large 14 m² bathroom with toilet.

The Guest House (158 m²)

Adjoining the barn, this space can be used as one or two separate accommodations, each floor having private access via a large shared entrance hall.

On the ground floor: a living room with open kitchen and connection for a wood-burning stove, a bedroom with exterior door, and a bathroom accessible to people with reduced mobility.

On the first floor: a hall, sitting room, two bedrooms, and a bathroom with shower, toilet, and washbasin.

Outbuildings and Land

A 66 m² barn attached to the guest house, with potential to create more living space

A 64 m² metal barn

A building with former pigsties and a traditional bread oven

A 134 m²...