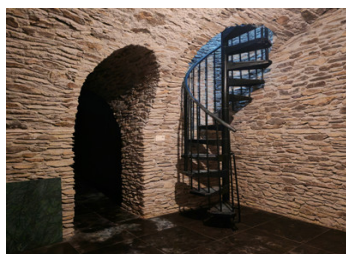


## 369 m Character Home with Auvergne Charm, Modern Comforts, Two Living Areas and Vaulted Cellars



## INFORMATION

Town:	Lalizolle
Department:	Allier
Bed:	3
Bath:	0
Floor:	369 m2
Plot Size:	1213 m2

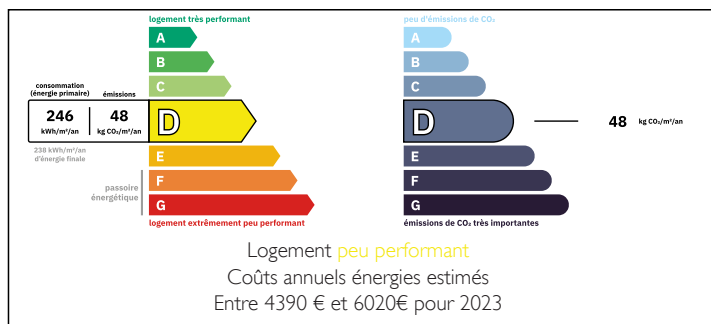


## IN BRIEF

Behind its traditional appearance, this charming house is in fact a modern construction from 2000, built using Dutch bricks. With a strong desire to respect the local architectural style, the owner chose to enhance the exterior with an elegant façade of exposed stone, typical of the Auvergne region.

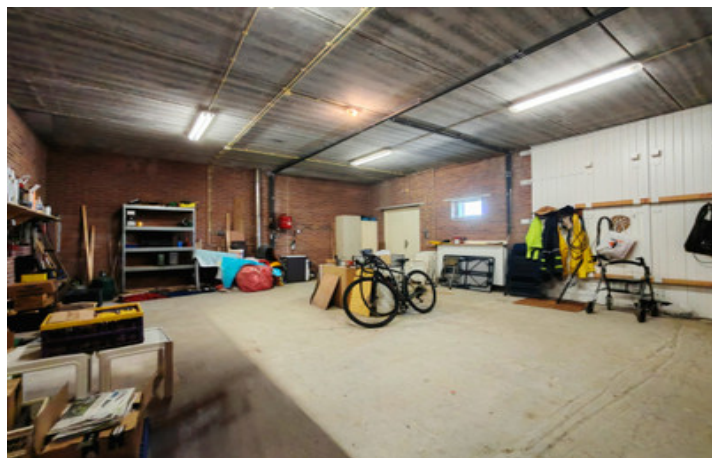
The property is divided into two separate living areas, connected by a shared entrance, offering multiple layout possibilities (main residence, guest house, etc.).

## 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 foncière:** 1264 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Main living area (1st floor) :

Accessible via a few steps, this section opens into a spacious and welcoming entrance hall.

A beautiful staircase leads to the main floor, where you'll find:

- A large 91 m<sup>2</sup> open-plan living space with a fully equipped kitchen. This bright and airy room benefits from a wide bay window with stunning views over the surrounding countryside.

- Two comfortable bedrooms, each measuring 14 m<sup>2</sup>.

- A shower room with WC.

Enjoy underfloor heating throughout this level.

Independent second living space:

Also accessed via the shared entrance, this self-contained area includes:

- A 26 m<sup>2</sup> living room with open-plan fitted kitchen, opening onto the garden through large French doors, which can serve as a private entrance.

- A spacious 23 m<sup>2</sup> bedroom with direct access to the cellars.

Converted basement:

- A generous bathroom with both bathtub and shower.

- A separate WC with laundry area.

- Two vaulted cellars (33 m<sup>2</sup> and 26 m<sup>2</sup>) with potential to be converted into additional living space.

Additional space:

- A 107 m<sup>2</sup> attic, fully convertible to suit your needs.

- A large garage/workshop — perfect for DIY enthusiasts or as extra storage.

Key features:

- Double glazing throughout the house.

- Ideally located: just a short walk from the village of Lalizolle, and only 10 minutes from Ébreuil and the A71 motorway (Paris–Clermont route).

- Peaceful setting with open views over the countryside.