

## Equestrian Property with Guest House and 7ha in the Heart of the Allier Countryside



## INFORMATION

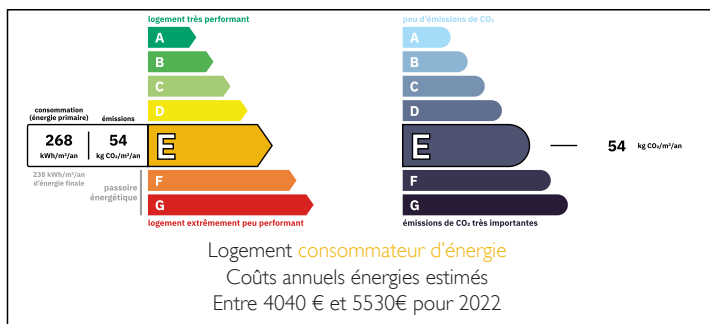
Town:	Buxières-les-Mines
Department:	Allier
Bed:	4
Bath:	4
Floor:	240 m2
Plot Size:	79441 m2



## IN BRIEF

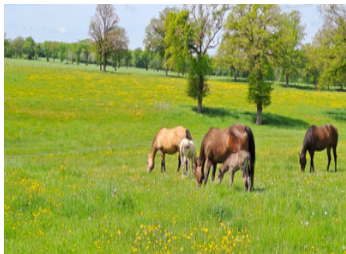
Located near Buxières-les-Mines, this charming property offers an ideal setting for equestrian enthusiasts. The main house (approx. 160 m<sup>2</sup>) features a bright living space with two wood-burning stoves, 2–3 bedrooms, a study, and modern comforts. A fully equipped 2-bedroom guest house (approx. 80 m<sup>2</sup>) is perfect for visitors or holiday rental. The equestrian facilities are extensive: a 300 m<sup>2</sup> barn with 6 stables, tack room, wash bay, and ultrasound area, plus a 25x45m Bord Sol arena created in June 2024. Set on 8 hectares of land (7 ha fenced pasture), with panoramic countryside views and high-tech LudaFarm surveillance, this turnkey property is just 9 km from Cosne-d'Allier, 17 km from Bourbon-l'Archambault, and under 38 km from Moulins.

## 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:	1065 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Nestled in the rolling green countryside near Buxières-les-Mines, Allier (03), this beautifully maintained property is ideal for equestrian activities or a rural lifestyle change. The setting is calm and unspoiled.

The main house (approx. 160 m<sup>2</sup>) spans two floors:  
Ground floor (South side): Spacious, light-filled living and dining area with wood-burning stove, open-plan kitchen, and separate sitting room with second stove.

North side: Utility room, entrance hall, separate WC, and storage room.

Upstairs: Two bedrooms, including one with ensuite bathroom, a second family bathroom, a study (which could become a third bedroom), and a storage room.

Heating is via a central wood/oil boiler (new burner and probe, 2025) and two wood-burning stoves.

Garden with views, parking spaces, and possibility to sell partially furnished.

Guest House (~80 m<sup>2</sup>)

Equipped kitchenette (sink, induction hob, fridge, cupboards)

Bedroom 1: Ensuite bathroom with shower

Bedroom 2: Ensuite bathroom with bath

Private terrace and garden

Electric radiators for heating

Sold furnished – perfect for immediate letting or use

Equestrian Facilities:

300 m<sup>2</sup> barn with:

4 boxes (13 m<sup>2</sup>), 1 foaling box (18 m<sup>2</sup>) convertible into 2 x 9 m<sup>2</sup> boxes, and 1 box of 10 m<sup>2</sup> – all with hay racks and automatic waterers

9 m<sup>2</sup> tack room chalet

Ultrasound bar

Grooming and wash bays

Adjoining building (~150 m<sup>2</sup>):

Workshop, garden shed, large upstairs room (unfinished)

2 shelters used for wood storage and tractor shelter  
Diesel tank

Storage shed (~30 m<sup>2</sup>) with 700L GNR tank

Loose housing shelter: