

## Renovated Longère with Spa, Enclosed Garden & Quality Features Near All Amenities



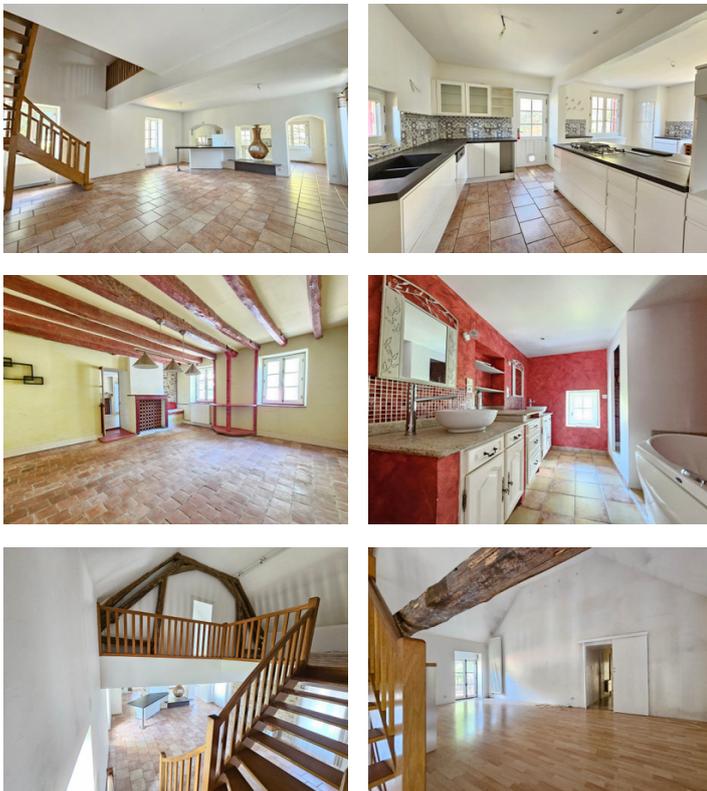
## INFORMATION

Town:	Ainay-le-Château
Department:	Allier
Bed:	4
Bath:	2
Floor:	202 m <sup>2</sup>
Plot Size:	861 m <sup>2</sup>

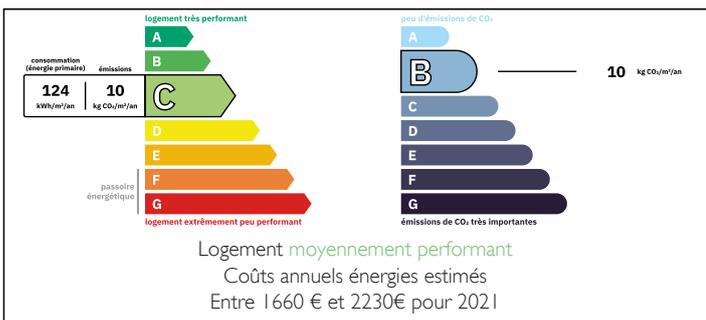
## IN BRIEF

Just a short walk from shops, schools, and services in Ainay-le-Château, this beautifully renovated longère offers 202 m<sup>2</sup> of living space in a lush riverside setting. Set on a fully enclosed 861 m<sup>2</sup> plot with multiple terraces, a spa building with jacuzzi, fruit trees, garage, and outbuildings. Inside: 5 bedrooms, spacious living areas, and quality finishes throughout—ideal for family life or entertaining. Excellent condition with heat pump central heating, double glazing, mains drainage, and fiber optic internet.

Located in a vibrant village with full amenities, rich history, and surrounded by exceptional natural landscapes.



## 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.



## DESCRIPTION

Just a few minutes' walk from the centre of Ainay-le-Château, this beautifully renovated longère sits in a peaceful and green riverside setting. Offering 202 m<sup>2</sup> of living space on a fully enclosed and landscaped plot of 861 m<sup>2</sup>, it blends rustic charm with modern comfort and space—perfect for family life, entertaining, or simply enjoying the calm surroundings.

Layout:

Ground floor

- Spacious 72 m<sup>2</sup> open-plan living/dining room with a fully equipped kitchen and wood-burning stove, with direct access to the garden
- Two generous ground-floor bedrooms (19 m<sup>2</sup> and 24 m<sup>2</sup>)
- A large bathroom with bath and shower (9 m<sup>2</sup>)
- Separate WC

First floor

- A bright 34 m<sup>2</sup> mezzanine overlooking the living area
- A 21 m<sup>2</sup> bedroom with walk-in wardrobe
- A separate guest area with private hallway, bathroom, dressing room, bedroom and adjoining room (28 m<sup>2</sup>) – ideal for hosting family or friends in comfort

Outdoor features:

- Several sunny terraces for dining and relaxation
- A separate building with a jacuzzi, creating a dedicated spa space
- An enclosed garden with fruit trees, a garage, and outbuildings
- The property also benefits from a well and a natural spring, adding to its countryside charm

Technical features:

- Air-to-water heat pump central heating with oil boiler back-up

...

## LOCAL TAXES

Taxe foncière: 1911 EUR

Taxe habitation: EUR

## NOTES