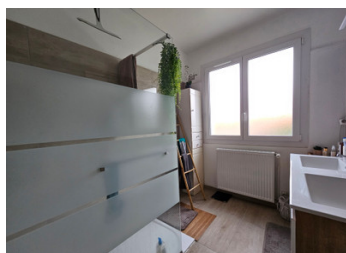
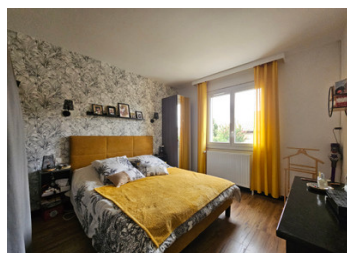


Renovated 4 Bedroomed Family Home with Barn, Terraces & Mature Garden on a Plot of 2,778m



INFORMATION

Town:	Chamblet
Department:	Allier
Bed:	4
Bath:	2
Floor:	178 m2
Plot Size:	2778 m2



IN BRIEF

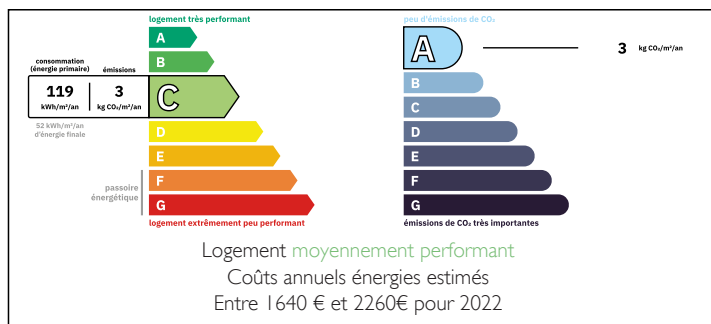
Renovated 4 bedroomed family home of 178m² on a plot of 2,778m², surrounded by a mature landscaped garden. The grounds include several terraces, both covered and open, offering ideal outdoor living. The house is spread across three levels: garden level with summer kitchen, direct garden access, and a bedroom. First floor with fitted kitchen and spacious living/dining area, bedroom, and shower room. Second floor with bedrooms, shower room, and convertible attic.

Outbuildings include a 120m² stone barn with mezzanine and independent entrance, perfect for professional use or guest accommodation, plus a 30m² garage.

Recent upgrades (2023): PVC double-glazing, solar-powered roller shutters, external insulation, heat pump, and security system with 4 cameras.

Located in Chamblet, 9 km from Montluçon and close to all amenities.

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: 1149 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautifully renovated 178m² family home offers spacious and comfortable living across three levels. On the garden level, a 10m² entrance hall leads to a 15m² bedroom with dressing and French doors opening onto the terrace and garden, a generous 30m² summer kitchen with terrace access, an office 9m², WC, and an 11m² utility room housing a new heat pump and modern water tank.

The first floor is reached via a quarter-turn marble staircase, leading to a 17m² fitted kitchen, a 36m² light-filled living/dining room with balcony, a 12m² bedroom, WC, and a fully renovated Italian-style shower room with storage.

The second floor offers two renovated bedrooms (9m² and 12m²), each with a dressing room, a shower room with WC, and a 25m² convertible attic.

The property also benefits from extensive outbuildings, including a superb 120m² stone barn with mezzanine and independent entrance, ideal for professional use, or conversion into further living space. In the enclosed vegetable garden, there is also a 30m² garage with independent access.

Set on a 2,778m² plot, the landscaped grounds surround the home with mature planting, including lime trees, conifers, magnolia, fruit trees, and a fig tree. Two wells and multiple terraces, both covered and open, create wonderful opportunities for outdoor living and entertaining.

Recent renovations (2023): PVC double-glazing, solar-powered roller shutters with central control, external insulation, new heat pump, and videophone. The property is secured by 4 cameras and enhanced with artisan-crafted wrought iron automatic gates.

Location

The property is located in the heart of the...