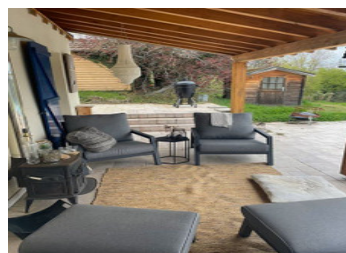


## Charming Renovated Farmhouse with Stone Barn and Pool near Vichy



## INFORMATION

Town:	Molles
Department:	Allier
Bed:	4
Bath:	2
Floor:	138 m2
Plot Size:	16590 m2



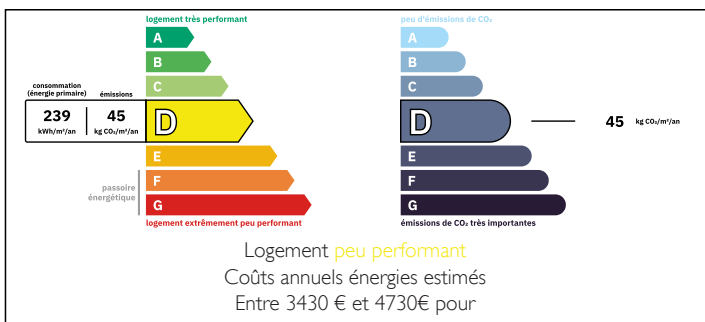
## IN BRIEF

This beautifully renovated long farmhouse combines authentic charm with modern comfort. It features a bright 37 m<sup>2</sup> living room with wood-burning insert fireplace, a fully equipped kitchen with central island, four bedrooms, two bathrooms, a veranda, and a terrace overlooking the pool with panoramic views of the Montagne Bourbonnaise.

Sold furnished, the property also offers double glazing, gas central heating, and a large 150 m<sup>2</sup> stone barn, perfect for future projects. Set on nearly 16,000 m<sup>2</sup> of land with fruit trees, it provides a peaceful rural lifestyle.

Located in Molles, the property enjoys a quiet, green environment ideal for outdoor activities and nature lovers. Just 13 km from Vichy, a UNESCO World Heritage spa town, you have access to all amenities, a vibrant cultural life, restaurants, shops, and unique architecture. Clermont-Ferrand is also within easy reach, offering the perfect...

## 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

Only 13 km from the thermal spa town of Vichy, renowned for its heritage, cultural life, and high quality of living, this charming renovated long farmhouse offers the perfect blend of authenticity and comfort. Nestled in a quiet, green setting, it is ideal as a family home or a second residence. From the poolside terrace, you can enjoy breathtaking panoramic views over the Montagne Bourbonnaise. The house, with around 120 m<sup>2</sup> of living space, is both bright and functional.

Ground floor: a spacious 37 m<sup>2</sup> living room with two French doors, a wood-burning insert fireplace, and direct access to a 10 m<sup>2</sup> veranda. A fully fitted kitchen (oven, gas hob, dishwasher, fridge, and central island) opens onto the living room. There is also a ground-floor bedroom (9 m<sup>2</sup>), a bathroom with bathtub and shower, and a separate toilet.

First floor: three additional bedrooms (8, 10, and 13 m<sup>2</sup>), a shower room with sink, and a separate toilet. The house is sold fully furnished, allowing you to move in right away. Comfort is ensured with double glazing and gas central heating, making it suitable for year-round living.

Outside, a substantial 150 m<sup>2</sup> stone barn provides endless possibilities—whether for storage, a workshop, garage, or conversion into additional living space. The grounds extend to nearly 16,000 m<sup>2</sup>, planted with fruit trees and offering an intimate, bucolic atmosphere.

This rare property on the market combines peace and nature with proximity to a dynamic town. Vichy, just 15 minutes away, is a UNESCO World Heritage...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES