

Exceptional 15 ha Estate with Gîtes, Guest Rooms, Restaurant, Pool and Outbuildings near Moulins



INFORMATION

Town:	Gennetines
Department:	Allier
Bed:	10
Bath:	6
Floor:	396 m2
Plot Size:	150279 m2



IN BRIEF

Exceptional 15-hectare estate located in Genetines, just 7 km from the historic town of Moulins.

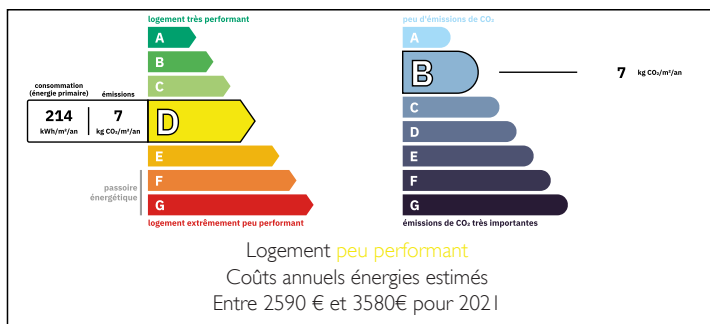
This unique property includes a main house (201 m²), a gîte (59 m²), guest rooms (41 m²), a restaurant building (95 m²) and numerous outbuildings (laboratories, hangars, studio).

The estate also features a pool with terrace and sliding cover, perfect for enjoying the natural surroundings.

The buildings are in good condition, with double glazing and heating via heat pumps and wood stoves, though interiors require refreshing.

The area offers a peaceful rural lifestyle while remaining close to Moulins, known for its historic heritage, local markets, shops, schools and services.

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 habitation: EUR

NOTES

DESCRIPTION

This magnificent 15-hectare estate is located in Genetines, just 7 km from the city of Moulins, providing a peaceful rural setting while remaining close to all amenities.

Main House (201 m²)

Ground Floor: 20 m² veranda, 17 m² kitchen, laundry, storage room, bathroom with WC, bathtub and sink, 2 bedrooms (19 and 13 m²), large living room (35 m²) with fireplace and exterior door, office (17 m²)

First Floor: Landing leading to 2 bedrooms (17 and 15 m²)

Upper Floor via exterior staircase: 3rd bedroom with private shower room

Gîte (59 m²)

Ground Floor: 18 m² kitchen, living room, bedroom, laundry, WC, and shower room

First Floor: Mezzanine bedroom

Guest Rooms (41 m²)

Three guest rooms, each with private shower room and independent entrance, plus storage room

Restaurant (95 m²)

Ground Floor: Entrance with WC, two dining rooms (39 and 33 m²), professional kitchen (18 m²) with exterior door

First Floor: Bedroom and attic

Outbuildings and Facilities:

Laboratory building (175 m²) with various water and electricity-equipped rooms

Open hangar with office (20 m²) and studio (30 m²)

Various hangars/stables: 750, 280, 50 and 200 m², including 2 with lean-tos

Pool with terrace and sliding cover

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