

Beautiful country house, triple garages and outbuildings in a small hamlet close to Mesples in the Allier



## INFORMATION

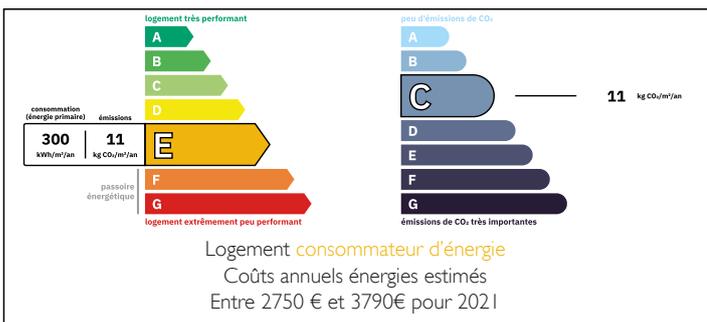
Town:	Mesples
Department:	Allier
Bed:	3
Bath:	1
Floor:	135 m2
Plot Size:	3002 m2



## IN BRIEF

Gorgeous 3 bedroom country house, beautifully presented with quality fittings throughout. Accessed via a private electric gated entrance, onto a long driveway through the mature gardens towards the triple garage with attached workshop. Two further buildings provide a courtyard entrance to the house providing excellent storage and an outside kitchen for the long season of outdoor dining. In a small hamlet close to the village of Mesples with its own restaurant and with Montlucon and all its amenities just 22 minutes by car, this house offers wonderful countryside living yet commutable to a major town as a principle or second home in the Allier.

## 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

Entered via a large electric, double gated driveway, the property opens up with a courtyard setting with the house flanked by two outbuildings providing super external storage a fully fitted external kitchen complete with white goods ideal for alfresco dining. The driveway sweeps around wonderful mature trees to a large triple garage with further carport and an attached workshop with double doors. In total there is 120m<sup>2</sup> of outbuilding space. The gardens wrap around the entire house with an extended large lawn to the rear and many pretty trees and shrubs. There are terraces on all sides of the house.

The house enters into the 32m<sup>2</sup> kitchen which is fully equipped and with a large dining space, with double aspect windows and doors and a focal open fireplace. Double doors enter the large 38m<sup>2</sup> lounge with focal wood burner and again dual aspect glazing with doors to the rear patio and staircase to the upper floor. Off the kitchen is a large boiler room with storage and downstairs WC. This also leads to an exceptionally large 13.6m<sup>2</sup> bathroom with corner spa bath, separate shower and double sink with storage.

From the lounge the upper floor accesses a small hallway with access to all rooms. a 18.3m<sup>2</sup> master bedroom with built in storage, 2 good sized double bedrooms and a practical upstairs WC. All the bedrooms show off the exposed oak beams as beautiful features in the rooms.

In front of the house are two stone-built...

## LOCAL TAXES

**Taxe foncière: 871 EUR**

**Taxe habitation: EUR**

## NOTES