

## Charming Renovated Stone House in a Peaceful Hamlet in the Allier



## INFORMATION

Town:	Saint-Marcel-en-Marcillat
Department:	Allier
Bed:	2
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	785 m <sup>2</sup>

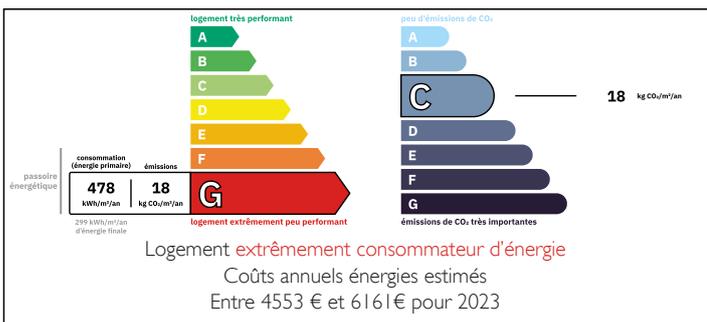


## IN BRIEF

Nestled in the heart of the Allier region, Saint-Marcel-en-Marcillat is a peaceful and green village, perfect for anyone seeking the calm of the French countryside. The area offers numerous walking trails and unspoilt natural surroundings, ideal for relaxation and outdoor activities.

The property is around 7 km away from Marcillat-en-Combraille, just 12 km from Évaux-les-Bains, famous for its thermal spa and wellness facilities, 30 km from Montluçon with all major shops and services, and approximately 60 km from Aubusson.

## 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

This charming stone house has been fully renovated since 2022 in an elegant rustic-chic style. It is perfect as a family home or a holiday retreat. Located at the end of a quiet hamlet, it offers peace and privacy without being completely isolated.

Ground floor:

- Spacious 26 m<sup>2</sup> kitchen with custom-made units, stone sink and traditional terracotta floor tiles
- Bright 20 m<sup>2</sup> living room
- 6 m<sup>2</sup> bathroom with Italian-style walk-in shower and toilet

First floor:

- Two bedrooms of 13 m<sup>2</sup> and 24 m<sup>2</sup>, both with original solid wood flooring
- A dressing room and a reading nook

Outbuildings & exterior:

- Large 61 m<sup>2</sup> barn with upper level, currently used as a workshop and storage space
- Vaulted cellar
- Well
- 785 m<sup>2</sup> fenced garden

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière:	62 EUR
Taxe habitation:	EUR

## NOTES