

## Private 9.4-Hectare Estate with 3-Hectare Historic Lake and Renovated Home – Ideal for a Tourism Project



## INFORMATION

Town:	Le Theil
Department:	Allier
Bed:	4
Bath:	2
Floor:	166 m <sup>2</sup>
Plot Size:	93988 m <sup>2</sup>



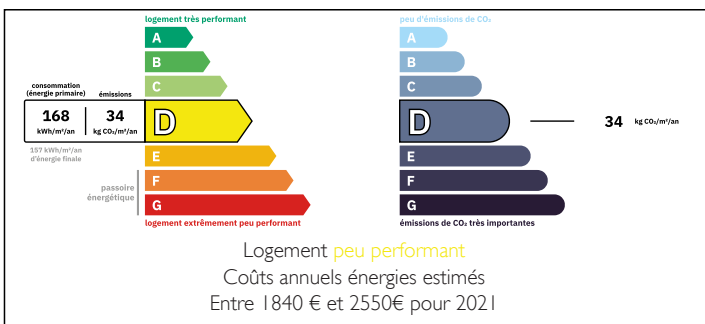
## IN BRIEF

Set in an unspoilt countryside location, this fully enclosed estate extends to 9.4 hectares, including a magnificent 3-hectare private lake.

The renovated three-bedroom house offers 166 m<sup>2</sup> of habitable space. Numerous attached and detached outbuildings provide around 450 m<sup>2</sup> of convertible potential, arranged around a spacious internal courtyard. An independent living space with kitchen, bedroom, and shower room is already in place.

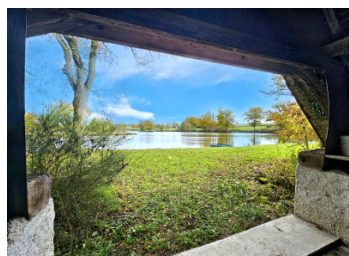
Additional features include a sanitary block (WC, shower and washbasin) and a mains water connection at the far end of the lake. The septic tank system will require replacement. Located far from any nuisance, the property combines privacy, scale, and accessibility, with shops and services available in nearby Montmarault and Saint-Pourçain-sur-Sioule.

## 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

Situated in the peaceful commune of Le Theil (03240), in the Allier department of central France, this rare and entirely enclosed estate is offered as one single, contiguous property (“en un seul tenant”), ensuring coherence, privacy, and freedom of use.

### The Main House (166 m<sup>2</sup>)

The renovated residence offers comfortable accommodation over two floors:

#### Ground floor:

Living room (33 m<sup>2</sup>), dining room (27 m<sup>2</sup>), veranda (12 m<sup>2</sup>), kitchen (16 m<sup>2</sup>), and utility/laundry room (18 m<sup>2</sup>).

#### First floor:

Three bedrooms (11 m<sup>2</sup>, 12 m<sup>2</sup>, 13 m<sup>2</sup>), bathroom (8 m<sup>2</sup>), and separate WC.

The property benefits from a DPE rating D, with energy consumption classified C, reflecting controlled energy usage. Modern infrastructure includes fibre-optic internet and three-phase electricity, making the property equally suited to residential or professional/tourism projects.

Please note: the septic tank (non-collective sanitation system) requires replacement.

## LOCAL TAXES

Taxe foncière: **1382 EUR**

Taxe habitation: **EUR**

## NOTES

### Outbuildings & Development Potential

The estate includes numerous attached and detached outbuildings, some already partially converted — including one independent living space (26 m<sup>2</sup>) with kitchen, bedroom, and shower room. In total, approximately 450 m<sup>2</sup> of additional surface area could be converted into habitable accommodation (subject to planning permissions), offering exceptional potential for a tourism or agricultural project.

The impressive enclosed internal courtyard enhances privacy and provides a central focal point ideal for gatherings or further landscaping.

### The 3-Hectare Historic Lake

A defining feature of this estate is its 3-hectare private lake, officially recognised by the DDT as “eau