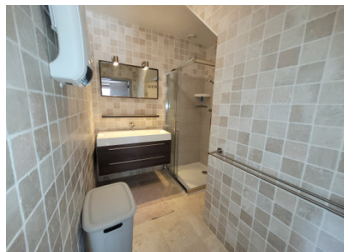


Charming Stone House with 2 Gîtes, Heated Pool & Wellness Area



INFORMATION

Town:	Hyds
Department:	Allier
Bed:	9
Bath:	4
Floor:	320 m2
Plot Size:	3761 m2



IN BRIEF

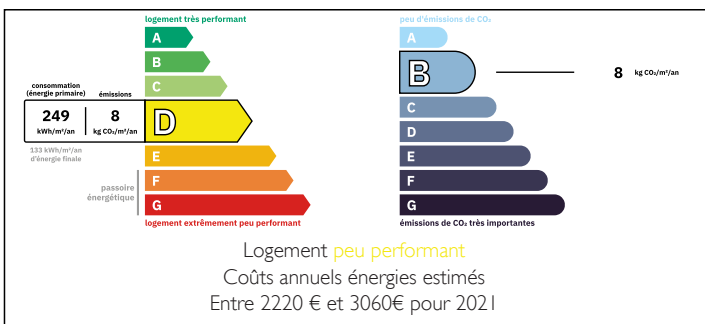
Discover this exceptional stone property nestled in a peaceful, green setting in Auvergne, Allier. Fully renovated with high-quality materials, it combines rustic charm with modern comfort and comes fully furnished.

The estate features a main house, two independent gîtes, a heated swimming pool, sauna, family jacuzzi, summer kitchen, terraces, and numerous outbuildings.

With immediate rental potential, private wells, and ample parking, this property is ideal for a family home, a tourist business, or a serene lifestyle surrounded by nature.

Conveniently located just 12 km from Montmarault and Commentry, 26 km from the historic city of Montluçon, and 83 km from Clermont-Ferrand Airport, with the A71 motorway 14 km away, it offers both tranquility and excellent connectivity.

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

Set on a plot of 3,761 m², this beautifully restored stone house offers a total living area of 320 m² across 11 rooms and 9 bedrooms.

Main House – 148 m²:

- Ground floor: Spacious kitchen opening to a cozy living room with a wood-burning stove, one bedroom, and a shower room.
- First floor: One bedroom with dressing room and an impressive 47 m² master suite with en-suite bathroom et separate toilet.

Two Independent Gîtes:

- Gîte 1 – 80 m²: Living room with fitted kitchen, bathroom with shower, toilet and 3 bedrooms; covered terrace; wood-burning stove.
- Gîte 2 – 90 m²: Large living room with fitted kitchen, bathroom with shower, toilet and 3 bedrooms; covered terrace; wood-burning stove.

Option to combine the gîtes for greater rental capacity.

Exterior & Amenities:

- Heated swimming pool with electric cover, family jacuzzi (6 persons), sauna (infrared and Finnish) and shower room.
- Summer kitchen with laundry area.
- Toilet
- 2 garages (3 cars), 6 outdoor parking spaces, 4 workshops/storage rooms, 2 cellars.
- 2 private wells for self-sufficiency.

Additional Features:

- attic suitable for conversion, total renovation with new roofs, electrical installations, sanitary facilities, and pool liner renewed in 2023 and pool water treatment system (electrolysis + automatic pH control, renewed in 2024)..
- Individual heating (electric/wood), two septic tanks both conforming, unobstructed views, excellent insulation.
- Fully furnished and equipped for immediate rental or family living.

LOCAL TAXES

Taxe foncière: 1826 EUR

Taxe habitation: EUR

NOTES