

Barn conversion, 4 ensuite bedrooms, two cottages, and covered pool on 1.19 ha of land near Lurcy-Levis



INFORMATION

Town:	Lurcy-Lévis
Department:	Allier
Bed:	5
Bath:	6
Floor:	605 m2
Plot Size:	11956 m2

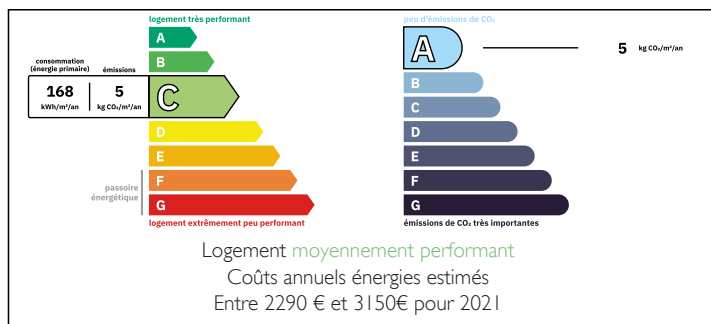
IN BRIEF

A rare opportunity to acquire a beautifully renovated barn conversion offering exceptional versatility and charm. The main house features a bespoke staircase, spacious open-plan living area with a high-end fitted kitchen, and four ensuite bedrooms. The renovation has preserved many original features while adding modern comfort and style. The property also includes a one-bedroom cottage and a second cottage ready for completion — ideal for guest accommodation or commercial use. Outside, you'll find a garage, large shed, covered saltwater pool with terrace, and landscaped gardens extending over 1.19 ha.

Set in peaceful Bourbonnais countryside just 4 km from the vibrant Street Art City of Lurcy-Lévis, with easy access to Moulins and Saint-Amand-Montrond, this property offers tranquility and potential in equal measure.



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

Nestled in the heart of the Allier department, this exceptional property lies in the commune of Lurcy-Lévis, a charming rural area known for its artistic heritage and gentle pace of life. The setting is quintessentially Bourbonnais — rolling countryside, historic villages, and easy access to the cultural hubs of Moulins and Saint-Amand-Montrond, both around 40 km away.

Approached via a long private driveway, the estate comprises a main residence and two cottages, surrounded by mature gardens and open farmland.

Main House

- Ground floor: Grand entrance hall with galleried staircase and stone flooring; large open-plan living/dining/kitchen area with onyx worktops, wood-burning stove/cooker, and multiple ovens; children's playroom; utility room; cosy lounge; shower room and WC; rear hallway leading to a spacious garage with terrace access.

- First floor: Three ensuite bedrooms, one with jacuzzi bath; half landing leading to a 61 m² video lounge with surround sound, electric Velux windows, and snooker table (included).

- Second floor: Expansive master suite with whirlpool bath, shower, WC, and five Velux windows. Heating is provided by underfloor system and wood-burning stove, supplemented by solar-powered hot water.

Cottage 1 Open-plan lounge/dining area with woodburner, kitchen, shower room, and upstairs bedroom. Air-conditioned for year-round comfort.

Cottage 2 This second cottage is not yet finished. The existing structure offers the possibility to create a bedroom, lounge, kitchen and bathroom on the ground floor. The first floor could accommodate three additional bedrooms and a bathroom. This building provides excellent potential for future development — whether as additional guest accommodation, rental units, or an extension of...

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