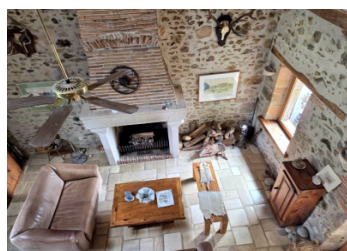
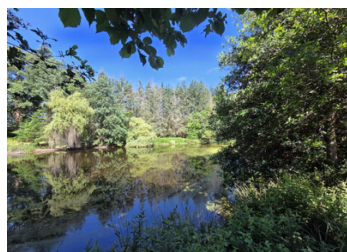


Beautiful Stone Farmhouse with 5.1 Hectares, Lake, Ponds & Outbuildings in Peaceful Countryside near Hérissou



INFORMATION

Town:	Saint-Caprais
Department:	Allier
Bed:	3
Bath:	2
Floor:	143 m ²
Plot Size:	51000 m ²

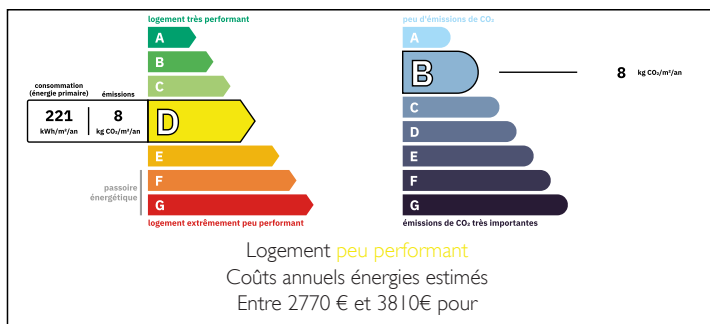
IN BRIEF

Set in a peaceful countryside location with beautiful open views, this charming stone farmhouse offers approximately 143 m² of characterful accommodation within around 5.1 hectares of land.

The property combines traditional features including exposed beams, stone walls, original tiled floors and an open fireplace with modern comforts such as double glazing, underfloor heating on the ground floor via an air-to-water heat pump, and solar panels with an existing EDF electricity resale contract.

The extensive grounds include a small lake, two ponds, an orchard and a vegetable garden, while several useful outbuildings comprise an adjoining barn, former sheep barn, garage of approximately 30 m² and a shelter, providing excellent storage, workshop or hobby space.

ENERGY - DPE



Located just 4.6 km from the medieval village of

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.



NOTES

DESCRIPTION

Located in the heart of the beautiful Bourbonnais countryside, this delightful stone farmhouse enjoys an idyllic setting with uninterrupted views across the surrounding landscape. Offering approximately 143 m² of living space and set within around 5.1 hectares of land, the property combines authentic character, modern comfort and an exceptional outdoor environment, making it ideal as either a permanent family home or a peaceful rural retreat.

The house has retained many of its original features, including exposed beams, stone walls, traditional tiled floors and a welcoming open fireplace, creating a warm and inviting atmosphere throughout.

The ground floor comprises an entrance hall leading to a spacious 22 m² kitchen, ideal for family meals and entertaining. The adjoining living room of almost 29 m² features the original fireplace and enjoys lovely views over the surrounding countryside. Also on this level are a comfortable bedroom, an office that could easily serve as a fourth bedroom if required, a family bathroom and a separate WC.

Upstairs, a mezzanine landing provides a pleasant additional living or reading area and leads to two further bedrooms together with a shower room, offering flexible accommodation for family and guests.

The extensive grounds are one of the property's greatest assets. Covering approximately 5.1 hectares, they include a small lake, two ponds, an orchard and a vegetable garden, providing an ideal setting for those seeking a self-sufficient lifestyle, keeping animals or simply enjoying nature. The peaceful surroundings make this a haven for wildlife and outdoor enthusiasts alike.

Several useful...