

## Charming Country Home with Horse Facilities, Sauna & Jacuzzi, 1.5ha near Cérilly



## INFORMATION

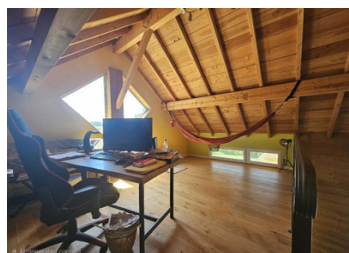
|             |          |
|-------------|----------|
| Town:       | Cérilly  |
| Department: | Allier   |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 135 m2   |
| Plot Size:  | 15280 m2 |

## IN BRIEF

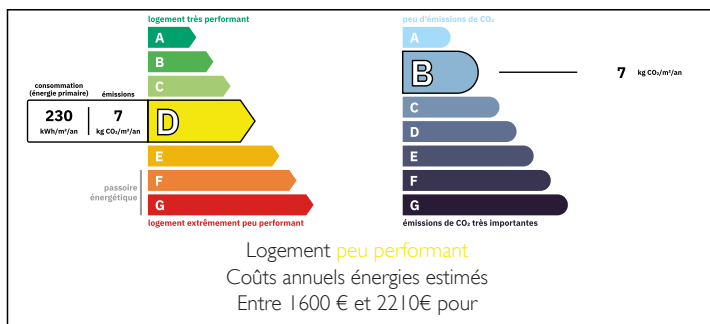
Situated in a peaceful countryside setting just 2 km from Cérilly, this beautifully presented detached home offers approximately 135 m<sup>2</sup> of living space and around 1.5 hectares of land, ideal for equestrian enthusiasts or those seeking a tranquil rural lifestyle.

Surrounded by woodland with lovely open views, the property includes horse facilities with a shelter, electricity and water, a garage, sauna with changing room and a terrace with Jacuzzi overlooking the countryside. Inside are a spacious farmhouse kitchen with a wood-burning stove, a bright living room with a second stove, three bedrooms, two shower rooms, a mezzanine, double glazing throughout and an Aqua Iris wastewater treatment system.

Cérilly offers shops, schools, restaurants and healthcare, while the magnificent Tronçais Forest is just minutes away, providing exceptional walking, cycling and horse-riding opportunities.

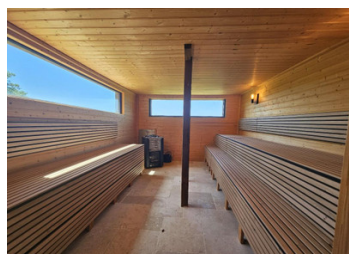


## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

Just 2 km from the charming village of Cérilly, this exceptional detached property offers approximately 135 m<sup>2</sup> of beautifully maintained living space in an idyllic rural setting. Surrounded by open countryside and woodland views, the property combines character, comfort and privacy, making it perfect as a permanent home, holiday retreat or equestrian property.

Set within approximately 1.5 hectares of land, the property has been thoughtfully arranged for horse owners, with a private horse shelter complete with electricity and water supply, together with grazing land and direct access to the surrounding countryside and nearby forest trails.

The welcoming entrance leads into a superb 40.5 m<sup>2</sup> farmhouse-style kitchen featuring traditional terracotta floor tiles, a wood-burning stove and a gas range cooker, creating a warm and inviting heart to the home. The spacious 28.6 m<sup>2</sup> living room is flooded with natural light thanks to its large glazed openings and enjoys beautiful views across the surrounding landscape. Tiled flooring and a second wood-burning stove provide both comfort and character.

Also on the ground floor are a bedroom, a shower room with WC and a separate guest WC, allowing comfortable single-level living if required.

A staircase from the living room leads to a delightful mezzanine, perfect as a home office, reading room or occasional guest accommodation. A second staircase from the kitchen leads to a landing serving two further bedrooms and a second shower room with WC.

Outside, the property is equally impressive, offering excellent facilities for both relaxation and practical living, including:

Horse shelter...