

Former Railway Station Full of Character | 3 Bedrooms | Loft | Pool | Canal de Berry | Sold Furnished



INFORMATION

Town:	Audes
Department:	Allier
Bed:	3
Bath:	2
Floor:	111 m2
Plot Size:	628 m2



IN BRIEF

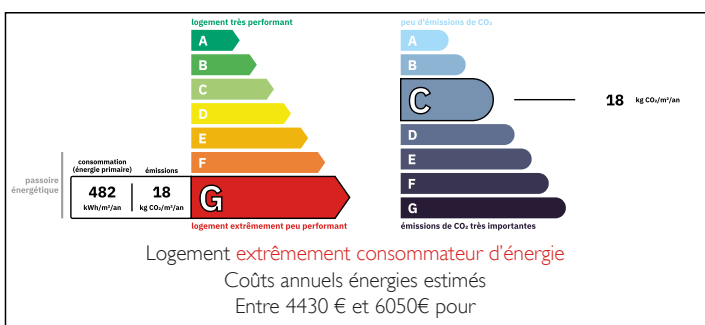
A rare opportunity to own a beautifully preserved former railway station dating from 1861, full of original character and sold furnished.

Retaining many authentic features including the original ticket window, doors and windows, the property has been thoughtfully converted into a comfortable home while preserving its unique heritage.

The accommodation includes an entrance hall, kitchen, spacious living room with recently installed woodburner, shower room and cellar on the ground floor, with three bedrooms, a second shower room and separate toilet upstairs. A 47m² loft offers excellent potential for further accommodation (subject to permissions).

Outside are former station buildings used as storage with electricity and water, a barbecue area,

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

Dating from 1861, this beautifully preserved former railway station offers a rare opportunity to own a unique piece of French history. Carefully converted into a welcoming family home, the property successfully combines its original railway heritage with modern comfort, while retaining many authentic features including the original ticket window, doors and windows.

The ground floor comprises an entrance hall (6.7m²), a shower room with WC (3.7m²), access to the cellar (13.5m²), a fitted kitchen (15m²) and a spacious 36.2m² living room with a recently installed woodburner, creating a warm and inviting living space.

On the first floor are three comfortable bedrooms of 14m², 14.1m² and 12.5m², together with a shower room (6m²), separate WC and a useful storage cupboard (2.9m²).

A staircase leads to the impressive 47m² loft, which offers excellent potential to create additional living accommodation, subject to any necessary planning permissions.

The property is heated by the woodburner together with electric radiators, benefits from fibre internet availability and is served by a septic tank. The house is sold furnished, allowing immediate occupation or making it an attractive holiday home or rental investment.

Outside, the former station toilets are currently used for storage and benefit from both electricity and water connections. The garden also offers a barbecue area, a pétanque court and an above-ground swimming pool with surrounding terrace, creating an enjoyable outdoor entertaining space.

Situated alongside the picturesque Canal de Berry, the property enjoys a peaceful countryside setting