

Two beautiful detached cottages around a courtyard with gardens next to the Forest of Tronçais



INFORMATION

Town:	Meaulne-Vitray
Department:	Allier
Bed:	4
Bath:	2
Floor:	149 m2
Plot Size:	748 m2

IN BRIEF

On the doorstep of the magnificent oak forest of Tronçais, these two houses offer comfortable country living and the potential for income.

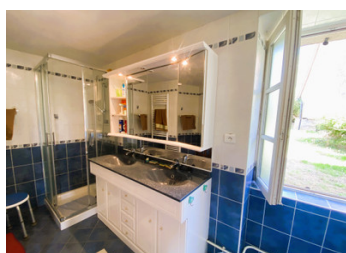
The 93m2 main house has a large lounge diner with separate fitted kitchen and utility, shower room and separate WC with 3 large bedrooms and possibility of further expansion into the loft above.

across the courtyard there is a 2nd stone cottage which has been renovated and provide a pretty 1 bedroom private accomodation with large living dining room and open plan kitchen on the ground floor and vaulted bedroom on the upper floor. Reroofed and modernised from a shell, the cottage also has an attached barn and possibilities for further habitable space if required.

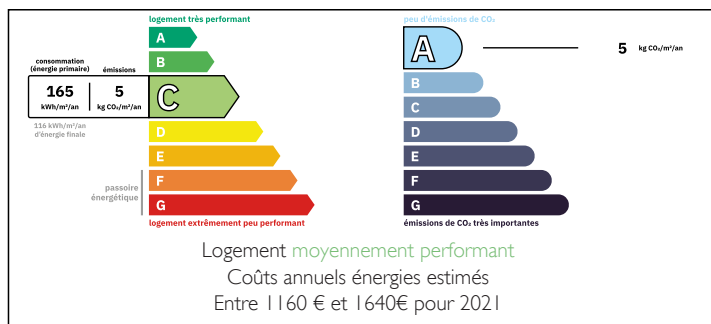
Each cottage has its own garden space wrapped around the cottages on the edge of a pretty hamlet.

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.



ENERGY - DPE





LOCAL TAXES

Taxe habitation: 209 EUR

NOTES

DESCRIPTION

Access to the larger house is via the courtyard, through a private front garden, leading into the main living area (lounge/dining room). The kitchen is located at the rear and provides access to the side and back gardens. A practical utility room houses the heat pump heating system, hot water tank, and electrical panel. A small hallway off the lounge leads to a shower room and separate toilet, while a large bedroom is situated at the front of the lounge; as this room features a fireplace insert, it could be converted into the main living room if desired. A corridor leading from the lounge serves two further bedrooms: one facing the front, and another dual-aspect room with a door opening onto the front garden.

There is an unconverted attic that could provide additional living space, subject to obtaining the necessary planning permissions.

Lovely gardens surround the main house on all sides.

The second house has been renovated by the owners (new roof, double glazing) to create spacious, independent accommodation. The entrance opens into a large lounge/dining room with an open-plan kitchen; a hallway leads to a shower room, separate toilet, and dressing room, and provides internal access to the large adjoining barn.

Upstairs, there is a large bedroom with a vaulted ceiling.

Heating is provided by a wood-burning stove in the lounge and electric radiators.

This house benefits from a sunny front garden, which also provides access to the barn.

Both houses are fully double-glazed and share a non-compliant septic tank.

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