

19th-century Bourbonnaise house, completely renovated, 4 bedrooms with en-suite, 1.4 hectares, outbuildings.



## INFORMATION

Town:	Saint-Léopardin-d'Augy
Department:	Allier
Bed:	4
Bath:	4
Floor:	230 m2
Plot Size:	14377 m2

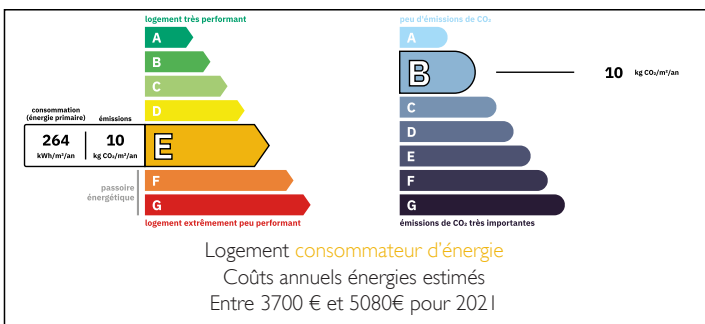


## IN BRIEF

Spacious 19th-century Bourbonnaise house, completely renovated by French artisans. With large reception rooms and four bedrooms en-suite, this house would suit a large family or could be used for a Bed and Breakfast. With land of 1.4 hectares and outbuildings, plus a pond. Well situated in a small hamlet of two properties.

This beautiful property set in the Bourbonnaise countryside is surrounded by beautiful villages and towns, and many tourist attractions of the Auvergne and Cher. At 7km you have the village of Le Veudre where there are shops for your daily needs. 17km from the Street Art City of Lury Levis where you have more amenities. The beautiful city of Art and History, Moulins is at 29km, where there are a number of large shops, supermarkets, and restaurants.

## ENERGY - DPE



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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

This character house has been totally renovated, warm and cosy with lots of original features. Comprising of:

Ground floor :

Entrance room (33m<sup>2</sup>) with a toilet, and stairs leading to the first-floor mezzanine  
kitchen (22,8m<sup>2</sup>) fully fitted with patio doors leading to the terrace  
lounge (34m<sup>2</sup>) with a wood burner, door at the front and back  
double lounge/dining room (47m<sup>2</sup>) with a bread oven and doors to the front of the property

First floor :

large mezzanine landing (24m<sup>2</sup>)  
four bedrooms (12m<sup>2</sup>, 14m<sup>2</sup>, 17m<sup>2</sup>, 21m<sup>2</sup>) all with en-suite and a 50L hot water tank

The property has been totally renovated by French artisans between 2005 and 2011. There are exposed beams which have been treated against insects, tiled flooring on the ground floor and oak flooring on the 1st floor. The property is heated via electric radiators and a wood burner. All windows are double-glazed. The roof is in good condition and there is a new septic tank.

Outside :

A large gravelled parking area and/or terrace, to the rear is a terrace off the kitchen.

There is a barn (47m<sup>2</sup>) which has two levels, and a wooden covered shelter.

The land is to the side and behind the property and totals 9597m<sup>2</sup>, and opposite you have a plot of 2483m<sup>2</sup> which includes the pond of 820m<sup>2</sup>. The total plot size including the gravelled parking area and buildings is 14377m<sup>2</sup>.

## LOCAL TAXES

Taxe foncière: **434 EUR**

Taxe habitation: **EUR**

## NOTES