

6 bedroomed farmhouse with separate 3 bedroomed house and barn. Calm countryside location.



INFORMATION

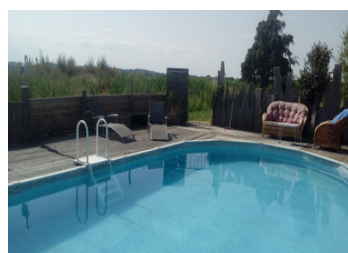
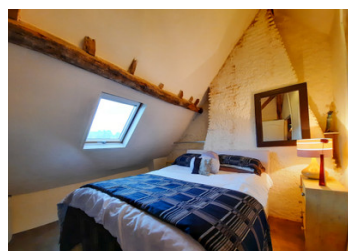
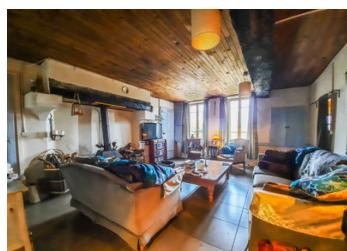
Town:	Tronget
Department:	Allier
Bed:	9
Bath:	6
Floor:	280 m2
Plot Size:	3686 m2

IN BRIEF

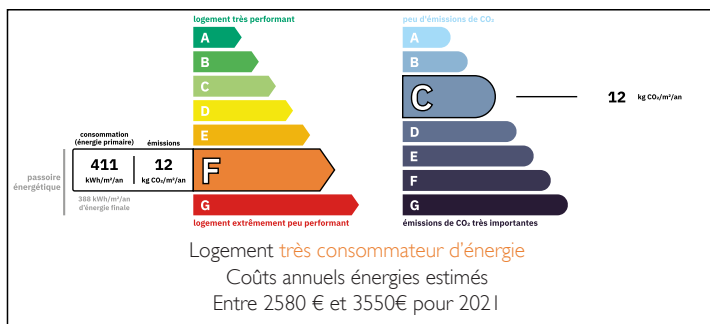
Set amid the idyllic landscapes of the Allier, this 400-year-old farmhouse offers approximately 200m² of living space. The ground floor boasts a rustic kitchen, dining room, library, cozy lounge, two bedrooms, a utility room, shower room, and toilet. On the first floor are four bedrooms, one with ensuite shower room, along with a family bathroom. There is a converted barn with an open-plan living area, corner kitchen and three bedrooms, each boasting ensuite shower rooms. Additionally, a spacious barn, perfect for hosting gatherings, a garage, workshop, and an old pig house further enhance the property's appeal.

On a plot of 3686m², the property includes a swimming pool, and panoramic views of the countryside, this idyllic retreat promises a tranquil lifestyle in the splendor of rural France.

The nearest village, offering all essential daily



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering the courtyard you will find the 400-year-old farmhouse offering approximately 200m² of inviting living space comprising of -

Ground floor :

hallway with shower room and separate toilet
kitchen with gas AGA stove and a wood burning fire (24m²)

dining room (17m²)

library (13m²) with stairs to the first floor

lounge with woodburner (20m²)

two bedrooms (11m², 11m²)

utility room (6m²) with a small room next to it (5m²)

First floor :

a large hallway with door leading to the outside

four bedrooms one with en-suite shower room (8m², 9m², 15m², 19m²)

family bathroom (6m²)

The property radiates charm with its original floorings, exposed beams, and numerous other distinctive features. Boasting double glazing throughout, it offers modern comfort while preserving its authentic character. Additionally, underfloor heating in the dining room and library ensures cozy warmth, while the radiators on the first floor are ingeniously powered by the AGA and wood-burning fire.

On the otherside of the courtyard is a converted barn which offers approximately 80m² of habitable space -

Ground floor :

open-plan living area with corner kitchen, wood-burning fire and patio doors leading to a terrace (42m²)

bedroom with en-suite shower room (12m²)

First floor :

two large bedrooms each with en-suite shower room (13m², 18m²)