

Renovated house in the heart of France. 3 bedrooms, pergola, outbuildings, countryside views.



## INFORMATION

Town:	Vernusse
Department:	Allier
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	1899 m2

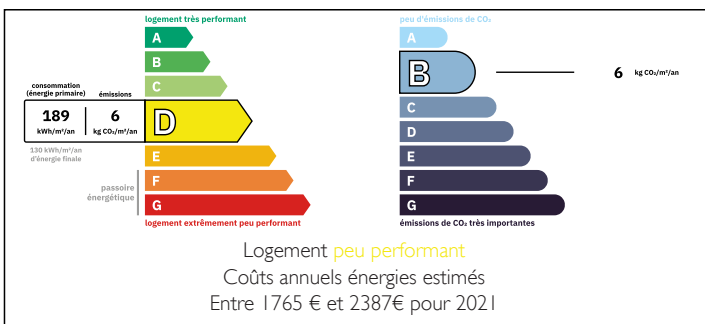
## IN BRIEF

A beautifully renovated stone house on a 1899m<sup>2</sup> plot, situated in a charming village surrounded by stunning nature in the heart of France. This home features a spacious living area, 3 bedrooms, and an electric bioclimatic pergola. Additionally, there is a barn, a garden storage shed, and a lovely garden with views over the countryside.

Located 7km from the town of Montmarault, where you will find all necessary amenities, and 37km from the Medieval City of Montluçon, which offers numerous activities. The property is only 84km from the international airport in Clermont-Ferrand and just 9km from the Autoroute (A71).



## 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

Located in the heart of France, this fully renovated property offers 140m<sup>2</sup> of habitable space comprising:

Ground Floor:

Lounge (37m<sup>2</sup>) with a pellet burner and patio doors leading to the pergola

Office (13m<sup>2</sup>) with a chimney

Toilet

Fitted kitchen (16m<sup>2</sup>) with a door leading to the pergola

First Floor:

Small loft space (5m<sup>2</sup>)

Shower room (6m<sup>2</sup>)

Three bedrooms (13m<sup>2</sup>, 18m<sup>2</sup>, 20m<sup>2</sup>), two with built-in wardrobes

The house is in excellent condition, featuring double glazing and some electric shutters. The pellet burner and electric radiators provide heating. There is a septic tank that does not conform.

Outside:

An electric bioclimatic pergola with sides and LED lighting is attached to the house.

A beautiful garden at the rear of the property includes various shrubs and trees.

An old washhouse shared with the neighbour.

The land is fenced, with a separate fenced area containing a garden shed equipped with electricity and water, ideal for keeping small livestock.

Additional features include a small cellar, outside water and electricity, and several electric points around the garden.

At the front is a courtyard partly shared with the neighbour, and a large barn/garage (60m<sup>2</sup>) with a second floor and wood storage, as well as water, electricity, and a well. The neighbouring house is a holiday home to which the owner rarely visits.

This property is located in a quaint village behind the church, which has silent bells.

## LOCAL TAXES

Taxe foncière: **732 EUR**

Taxe habitation: **EUR**

## NOTES