

Beautiful Character Property, Fully Renovated, with Outbuildings in Neuilly-le-Réal



INFORMATION

Town:	Neuilly-le-Réal
Department:	Allier
Bed:	7
Bath:	2
Floor:	306 m ²
Plot Size:	2051 m ²

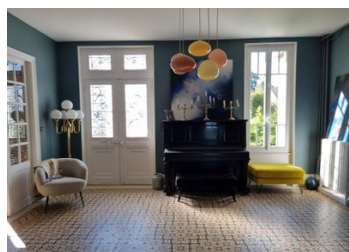
IN BRIEF

Stunning fully renovated character property set on a 2051 m² plot in the heart of the charming village of Neuilly-le-Réal, within walking distance of various shops.

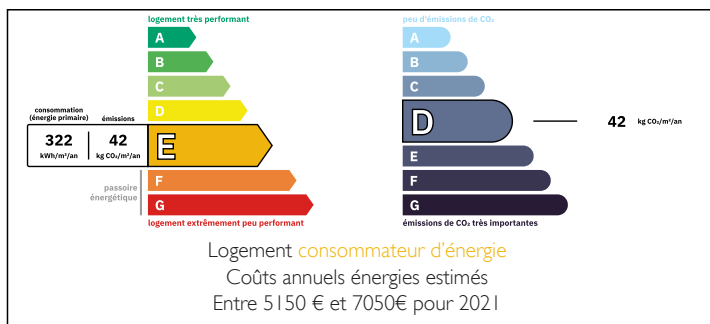
The house offers a habitable surface of 306 m² with spacious and bright rooms, plus a former independent medical practice of 70 m², perfect for creating a guest house, office, or workshop. It features 6 bedrooms, a basement, an attic with conversion potential, and several outbuildings, including a 60 m² barn and a 50 m² building with a carport.

Renovated to a high standard with double glazing, oil- and wood-fired central heating, and mains drainage.

Located just 15 km from Moulins, this property is a rare opportunity for comfortable living and various



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

This beautiful character property has been fully renovated and sits on a 2051 m² plot in the heart of Neuilly-le-Réal. Ideal for a large family or professional use, it combines charm and modern comfort.

Layout:

Ground Floor:

Large entrance hall with staircase to the first floor
Living room of 27 m² with parquet flooring and fireplace
Dining room with parquet flooring and fireplace
Fully equipped kitchen with separate wet area
Second entrance hall with exterior door and secondary staircase
Study, separate WC
Hallway with access to the basement and back door to the garden
Downstairs bedroom
Laundry room with exterior door to the garden

Mid-Floor:

Bathroom with bathtub and WC

1st Floor:

Landing serving 4 spacious bedrooms (17, 20, 19, and 10 m²)
Suite with 2 bedrooms, a living room with stairs leading to the ground floor, and a bathroom with shower
Parquet flooring throughout the first floor

2nd Floor:

Attic over the entire surface of the house, with windows, offering excellent potential for additional rooms

Basement:

Partially fitted with a well and heating boilers

Former Medical Practice (70 m²):

Divided into 4 rooms with its own street entrance
Equipped with toilets and central heating