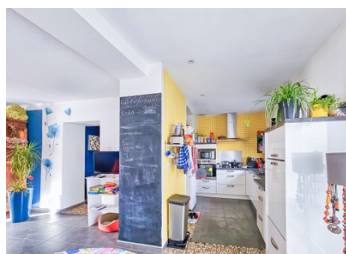


Charming 4 Bedroomed House with Outbuildings, close to Cusset on a plot of 8217m .



INFORMATION

Town:	Cusset
Department:	Allier
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	8217 m2



IN BRIEF

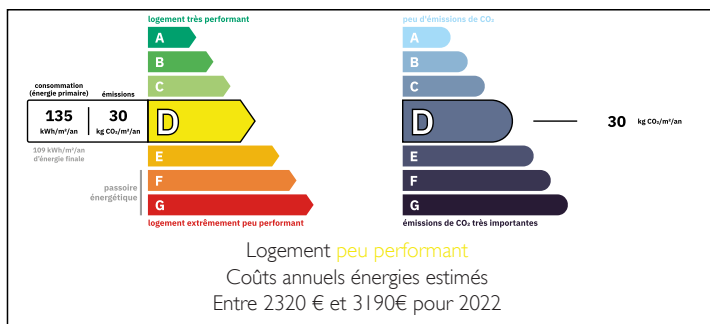
Located in a peaceful hamlet near Cusset, this charming house offers approximately 150 m² of living space on a generous 8217 m² plot.

The ground floor features, a large entrance room, two bedrooms, a bathroom, WC, and an expansive living room with open kitchen. The first floor includes a large, versatile room for a bedroom/office and a bedroom with a shower room and WC. The property includes several outbuildings, including a pigeonier (ideal for conversion), a barn with workshop, and a summer kitchen, and two garages.

Located just 5 km from Vichy and 2 km from Cusset, the property is near local amenities and train connections.

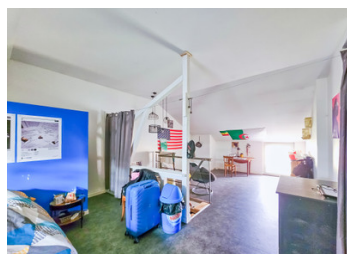
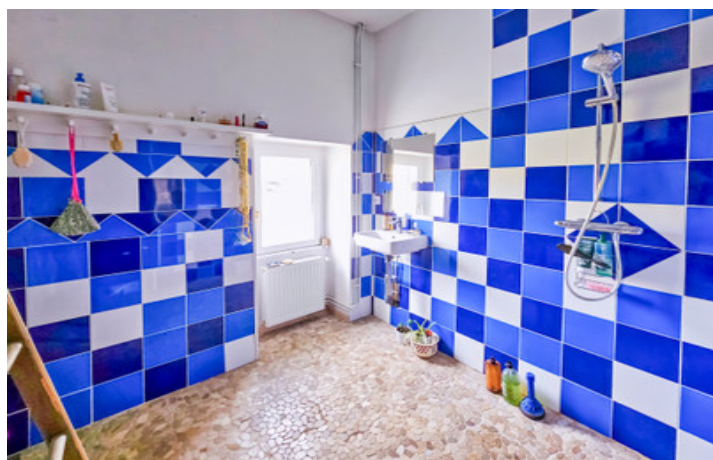
With oil central heating and mains drainage, this home combines character, space, and potential in a serene location.

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.



DESCRIPTION

Situated in a tranquil hamlet with stunning views, this charming property offers approximately 150 m² of living space on a large plot of 8217 m². This delightful home is perfect for those seeking a combination of space, peace, and renovation potential.

Interior :

The ground floor welcomes you through a small veranda that leads to a spacious entrance room (17 m²) with a oil central heating boiler, sink, and staircase. The floor also includes two generous bedrooms (13 m² and 16 m²), a hallway, a bathroom, a separate WC, and a spacious living room with an open kitchen (34.95 m²), ideal for family gatherings and entertaining. Patio doors open onto a large terrace, perfect for outdoor dining or relaxing.

On the first floor, you'll find a versatile room (30.5 m²) that can serve as a bedroom or office, leading to a third bedroom (25 m²) with an en-suite shower room and WC.

The property benefits from mains drainage and oil central heating.

Exterior :

The property is set on a large plot of 8217m², a rare find in the Cusset area. The exterior boasts several outbuildings, adding further potential and charm. These include a pigeonier (dovecote), which could be converted into a gîte, a large barn with an adjoining workshop that offers ample storage space, and a summer kitchen, making it an ideal place for outdoor dining or relaxation. Two garages and a tower with additional storage offer more possibilities for expansion or renovation.

Location :

The property is located 2km from Cusset, and only 5km...

LOCAL TAXES

Taxe foncière: 957 EUR

Taxe habitation: EUR

NOTES