

Renovated Longère with Spa, Enclosed Garden & Quality Features Near All Amenities



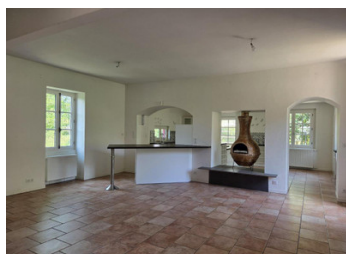
INFORMATION

Town:	Ainay-le-Château
Department:	Allier
Bed:	4
Bath:	2
Floor:	202 m ²
Plot Size:	861 m ²

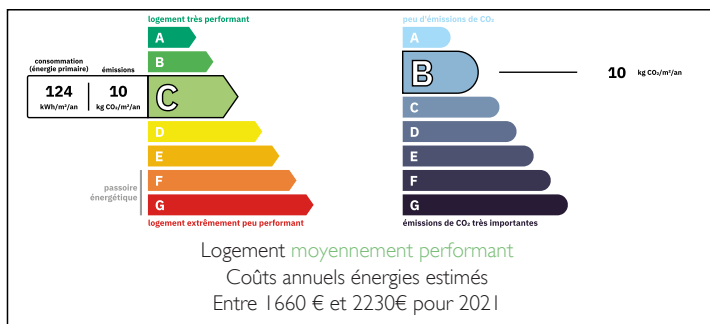
IN BRIEF

Just a short walk from shops, schools, and services in Ainay-le-Château, this beautifully renovated longère offers 202 m² of living space in a lush riverside setting. Set on a fully enclosed 861 m² plot with multiple terraces, a spa building with jacuzzi, fruit trees, garage, and outbuildings. Inside: 5 bedrooms, spacious living areas, and quality finishes throughout—ideal for family life or entertaining. Excellent condition with heat pump central heating, double glazing, mains drainage, and fiber optic internet.

Located in a vibrant village with full amenities, rich history, and surrounded by exceptional natural landscapes.

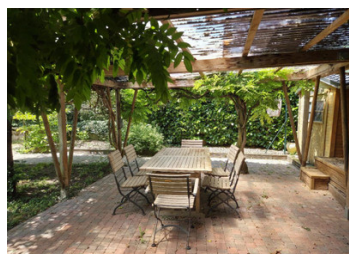


ENERGY - DPE



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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

Just a few minutes' walk from the centre of Ainay-le-Château, this beautifully renovated longère sits in a peaceful and green riverside setting. Offering 202 m² of living space on a fully enclosed and landscaped plot of 861 m², it blends rustic charm with modern comfort and space—perfect for family life, entertaining, or simply enjoying the calm surroundings.

Layout:

Ground floor

- Spacious 72 m² open-plan living/dining room with a fully equipped kitchen and wood-burning stove, with direct access to the garden
- Two generous ground-floor bedrooms (19 m² and 24 m²)
- A large bathroom with bath and shower (9 m²)
- Separate WC

First floor

- A bright 34 m² mezzanine overlooking the living area
- A 21 m² bedroom with walk-in wardrobe
- A separate guest area with private hallway, bathroom, dressing room, bedroom and adjoining room (28 m²) – ideal for hosting family or friends in comfort

Outdoor features:

- Several sunny terraces for dining and relaxation
- A separate building with a jacuzzi, creating a dedicated spa space
- An enclosed garden with fruit trees, a garage, and outbuildings
- The property also benefits from a well and a natural spring, adding to its countryside charm

Technical features:

- Air-to-water heat pump central heating with oil boiler back-up

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LOCAL TAXES

Taxe foncière: 1911 EUR

Taxe habitation: EUR

NOTES