

Charming Former Watermill with Guest House, Pool, and Riverside Grounds



INFORMATION

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|-------------|--------------------------|
| Town: | Monteignet Sur L Andelot |
| Department: | Allier |
| Bed: | 6 |
| Bath: | 2 |
| Floor: | 212 m ² |
| Plot Size: | 9769 m ² |

IN BRIEF

Charming former watermill offering 171 m² of living space, set on 9,769 m² of riverside grounds in a peaceful setting.

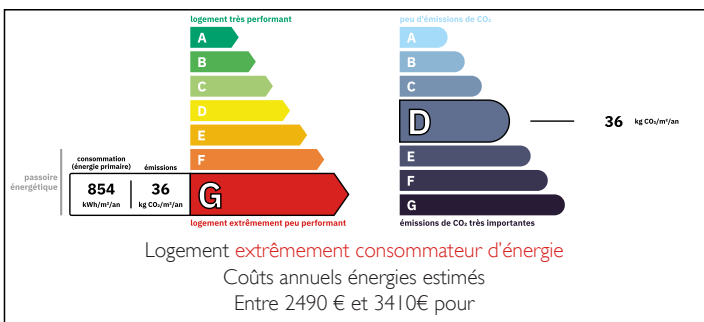
The property includes an independent guest house of 41 m² and a swimming pool. Main house: ground floor with a living room featuring a fireplace and original stone floor, and a kitchen with fireplace; first floor with 2 large bedrooms, bathroom, and WC; second floor with 3 bedrooms, WC, and a convertible attic, accessible from outside.

Guest house: studio with bread oven and bathroom, plus a separate bedroom.

Additional features: walled courtyard with covered terrace, fruit trees, well, and swimming pool. The property is structurally sound but the interior requires modernization.

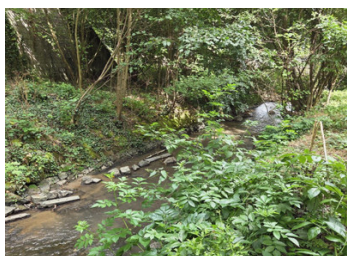
Located in a hamlet in Monteignet-sur-Andelot, with shops and services 5 km away in Gannat and 20 km in Vichy.

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

This charming former watermill, set in a tranquil riverside location, offers a unique combination of character, space, and potential. With 171 m² of living space in the main house and an additional 41 m² guest house, the property is ideal as a family home, vacation retreat, or a project to renovate and modernize while preserving its historic charm.

Main House (171 m²):

Ground floor: Beautiful living room with fireplace and original stone flooring, kitchen with fireplace.

First floor (accessible from outside): 2 large bedrooms, bathroom, WC.

Second floor (accessible from outside): 3 bedrooms, WC, and convertible attic.

Guest House (41 m²):

Studio with bread oven and bathroom.

Independent bedroom.

Exterior and Features:

Swimming pool.

Well.

Pretty walled courtyard with covered terrace.

Fruit trees.

The house is in good structural condition but the interior would benefit from modernization, allowing the new owner to create a home that perfectly suits their taste.

Location:

Located in a peaceful riverside hamlet in Monteignet-sur-Andelot, the property enjoys a tranquil countryside setting surrounded by forests, fields, and walking trails. Outdoor enthusiasts will appreciate the opportunities for cycling, fishing, and riverside walks. The nearby town of Gannat (5 km) provides shops, schools, and amenities, while the spa town of Vichy (20 km) offers cultural attractions, thermal baths, and shopping. The Allier region is renowned for its charming villages, markets, and traditional French countryside lifestyle.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation:

EUR

NOTES