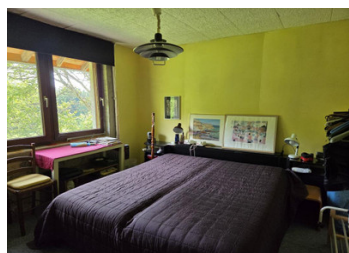
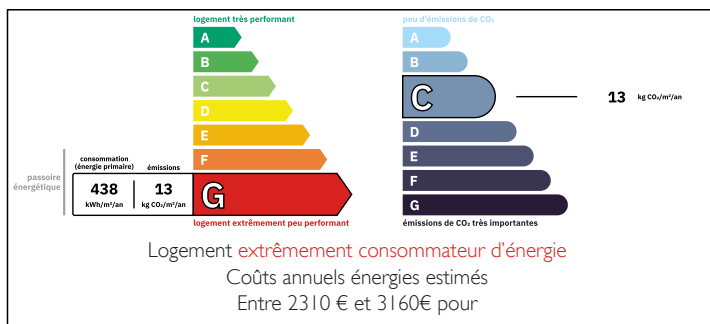


Character Property with Barn and Pond near Lapalisse



ENERGY - DPE



INFORMATION

Town:	Loddes
Department:	Allier
Bed:	2
Bath:	1
Floor:	145 m2
Plot Size:	4888 m2

IN BRIEF

Charming character property of 145 m² set on a 4,888 m² plot with pond and no close neighbours.

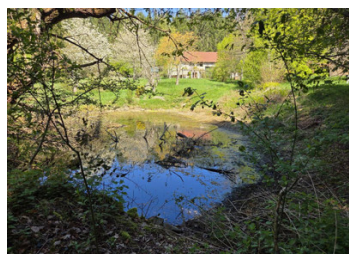
The ground floor includes a 21 m² kitchen with wood stove, WC, laundry room, and a 40 m² living room with wood stove and access to the 69 m² barn. Upstairs: two bedrooms (15 and 27 m²), bathroom, WC, storage, and a mezzanine sleeping area. Opposite stands a former 78 m² farmhouse, currently used for storage, offering conversion potential.

Structurally sound with a 2020 roof, double glazing, and wood heating; interior requires updating.

Located in Loddes, 13 km from the charming village of Lapalisse with shops and the Château de La Palice, and 40 km from Vichy, UNESCO-listed spa town with Belle Époque architecture, cultural life, and full amenities.

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

Nestled in a peaceful forest setting in Loddes, this property combines authentic character with great potential. Offering 145 m² of living space, it stands on a beautiful 4,888 m² plot with pond and absolute privacy, the nearest neighbours are more than 600 m away.

The ground floor comprises a 21 m² kitchen with wood stove, WC, laundry room, and a spacious 40 m² living room with wood stove, staircase, and direct access to a 69 m² adjoining barn. Upstairs, a landing leads to two comfortable bedrooms (15 and 27 m²), a bathroom, WC, a storage room, and a mezzanine used as an extra sleeping area.

Opposite the main house is a former farmhouse of 78 m² floor area, currently serving as a barn/storage, but suitable for conversion into additional accommodation or guest house.

The structure is in good condition, with a recently renewed roof (2020), double glazing, and heating via wood-burning stoves. The interior would benefit from modernisation, offering scope to create a home perfectly tailored to your taste.

Located 13 km from the pretty town of Lapalisse, known for its Renaissance Château de La Palice, riverside walks, shops, and restaurants, this property offers both tranquility and convenience. The vibrant spa town of Vichy, UNESCO World Heritage Site, is 40kms away, with thermal spas, Belle Époque architecture, cultural events, shopping, and excellent amenities.

A rare opportunity for those seeking peace, space, and charm with easy access to towns and services.

Information about risks to which this property is exposed is...

LOCAL TAXES

Taxe habitation: EUR

NOTES