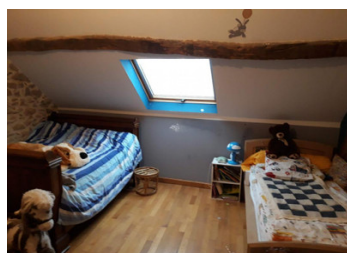


Stunning Working Farm with Panoramic Views Near Noyant d'Allier – 76 ha, Main House & Agricultural Buildings



INFORMATION

Town:	Noyant-d'Allier
Department:	Allier
Bed:	3
Bath:	2
Floor:	157 m2
Plot Size:	755907 m2



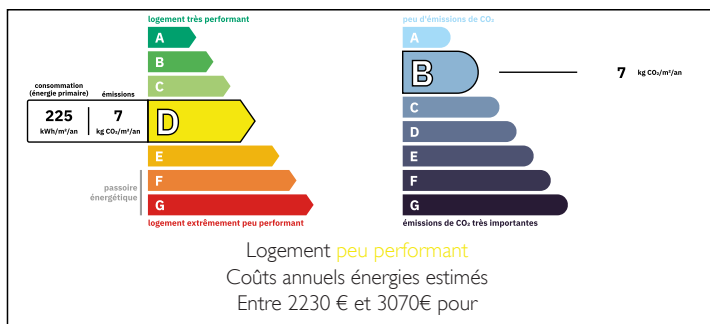
IN BRIEF

Beautiful working farm set on approximately 76 hectares with stunning panoramic views. Suitable for equestrian activities and/or developing gîtes or chambres d'hôtes.

The main house has a kitchen with a wood stove and exterior doors on both sides, a bathroom with WC, a dining room, and a living room, three bedrooms and another bathroom. Two adjoining annexes totaling 90 m² require renovation. The house is in good condition with double glazing and heating via wood stoves and reversible air conditioning, although the septic tank does not meet current standards.

The outbuildings include a large barn, a stone barn, a cattle stable of 600 m² with heated water troughs, water, and electricity, and two high-quality poultry barns (400 m² each, built in 2014) with gas heating and 1-hectare outdoor parks per building. Possibility

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

Set in the picturesque countryside near Noyant d'Allier, this impressive working farm spans approximately 76 hectares and boasts breathtaking 360° panoramic views. The property offers a rare combination of residential comfort and agricultural potential, making it ideal for livestock, poultry farming, equestrian activities, or developing gîtes/chambre d'hôtes.

Main House (157 m²):

- Ground Floor: Spacious 32 m² kitchen with wood stove and dual exterior access, dining room of 33 m², bright living room with external door, and a bathroom with WC.
- First Floor: Landing leads to 3 bedrooms and a bathroom.
- Additional: Two adjoining annexes totaling 90 m² requiring renovation. The house is well maintained with double glazing, wood stove heating, and reversible air conditioning. Note: the septic tank does not meet current standards.

Outbuildings & Agricultural Facilities:

- Large barn with adjoining storage totaling 870 m².
- Stone barn of 90 m² with electricity.
- Cattle stable of 600 m² (60 places) equipped with heated water troughs, water, and electricity.
- Two high-quality poultry barns (400 m² each, built in 2014) with gas heating and 1-hectare outdoor parks, currently used for Label Rouge chickens.

Additional options include leasing an extra 34 hectares of land along with livestock and equipment, providing opportunities to expand agricultural operations.

Location & Surroundings:

The property is located in the peaceful commune of Noyant d'Allier, offering village amenities just 6 km away and the larger town of Moulins within 30 km. Noyant-d'Allier is a peaceful commune in central France's Allier department, known for its scenic rolling hills and rich cultural heritage, including a notable Vietnamese community...