

## Super 4 bed cottage with attached barn, gardens with outbuilding and separate 1 Acre Orchard

EXCLUSIVE



## INFORMATION

Town:	Saint-Désiré
Department:	Allier
Bed:	4
Bath:	1
Floor:	108 m <sup>2</sup>
Plot Size:	5725 m <sup>2</sup>

## IN BRIEF

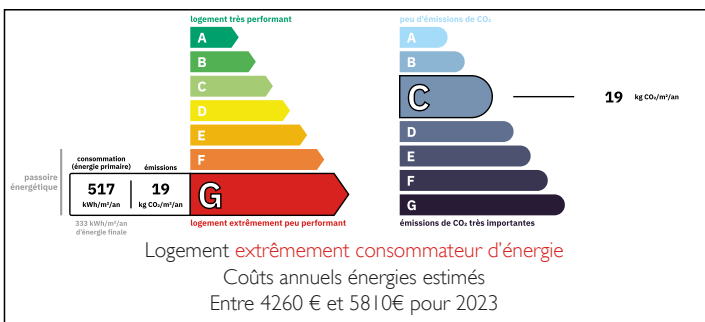
Wonderful set of two terraced cottages in a quiet hamlet under 2km from the centre of St Desire in the Allier.

Offering over 108m<sup>2</sup>, this cottage offers very large, flexible accommodation over 2 floors with attached garage/barn, small garden attached, a large enclosed garden opposite the lane with outbuilding and a wonderful orchard of over 1 acre.

The recreational lake of Sidiailles and the Forest of Tronçais provide restaurants, lakes, water sports, beaches picnic areas and wonderful close by, offering wonderful facilities close by.

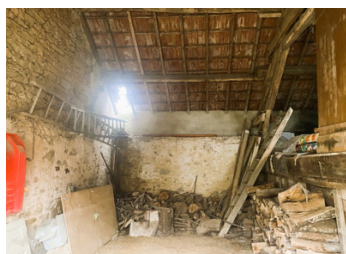
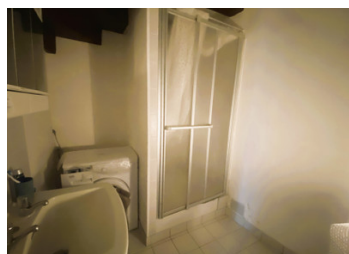
Requiring upgrading and offering wonderful development potential, there is a 3rd end of terrace cottage also available ( under separate mandate) which could provide a combined property with numerous opportunities to create a very large

## 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

The cottage is actually 2 attached cottages so two doors to the front of the property with entrance hall, office area with staircase, shower room, coat room & separate WC, large kitchen/diner, lounge with two rooms behind suitable for 2 bedrooms, 1 with access to the rear garden. On the first floor there are 2 large bedroom connected through each other.

Above the 2nd cottage with the lounge and bedrooms is a convertible attic accessible from outside offering further development potential.

Attached is a very large garage/barn with 36m<sup>2</sup> footprint and mezzanine of around 16m<sup>2</sup>.

Opposite the cottages is a small outbuilding used for storage and a large garden/orchard all fully enclosed of 540m<sup>2</sup>.

About 900m distant is another parcel of over 1 acre of orchard.

108m<sup>2</sup> of flexible living space with attached barn and loft for further development offering the potential of a large country home.

Ground Floor:

Entrance Hall: 3.1m<sup>2</sup>

Coat room: 1.9m<sup>2</sup>

WC: 2.4m<sup>2</sup>

Bureau/staircase: 10.5m<sup>2</sup>

Shower room: 5m<sup>2</sup>

Kitchen Diner 22.9m<sup>2</sup>

Salon: 17.5m<sup>2</sup>

Bedroom 1: 8.6m<sup>2</sup>

Bedroom2: 9m<sup>2</sup>

First Floor:

Bedroom3: 12.3m<sup>2</sup>\*

Bedroom2: 15m<sup>2</sup>\*

\* Dimensions above 1.8m height

## NOTES