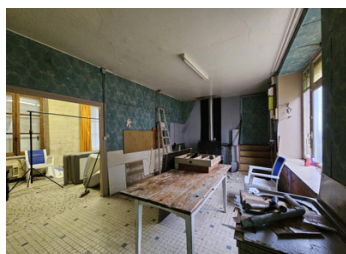


Character Property to Renovate with Two Houses, Barn and Garden – Allier Countryside



INFORMATION

Town:	Saint-Caprais
Department:	Allier
Bed:	6
Bath:	3
Floor:	255 m ²
Plot Size:	2323 m ²

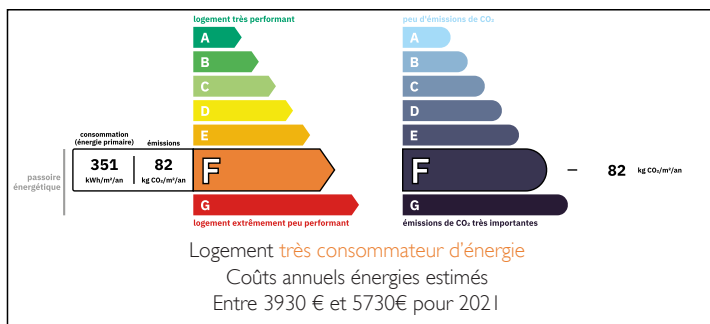


IN BRIEF

Set in a peaceful rural village in the heart of the Allier countryside, this charming property complex offers excellent renovation potential in a beautiful natural setting. Comprising two separate houses with a total living area of approximately 255 m², together with a large barn, garden, terrace and well, the property presents an exciting opportunity for a family home, holiday retreat, gîte project or investment venture.

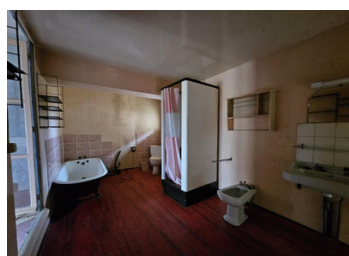
The main house offers approximately 166 m² of living space with generous rooms, cellar and attic space, while the second house of approximately 89 m² provides further possibilities for guest accommodation or rental use. Full of original character and authentic countryside charm, the property requires complete renovation but offers substantial scope to create a unique home in a tranquil setting.

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.



NOTES

DESCRIPTION

Located in the tranquil village of Saint-Caprais, this character property offers a wonderful opportunity to renovate and create a substantial countryside home or tourism project in the heart of the Allier. Surrounded by rolling farmland, woodland and unspoilt natural scenery, the area is ideal for those seeking peace, nature and authentic rural French charm.

The property comprises two separate dwellings with a combined living area of approximately 255 m², together with a large barn, garden, terrace and well. While renovation works are required throughout, the property retains many traditional features and offers significant potential for development.

Main House – Approx. 166 m²

Partly built over a cellar, the main house is arranged as follows:

Ground floor:

- Kitchen with wood burner
- Living room
- Bedroom with shower room and WC
- Additional room with piano

Split-level access from the kitchen:

- Bathroom
- Bedroom
- Large room divided into two sections

First floor:

- Two bedrooms
- Bathroom with WC
- Two further rooms

Additional features include:

- Attic space
- Cellar with two rooms and direct street access

Second House – Approx. 89 m²

The second house offers further renovation possibilities and would be ideal as guest accommodation, a gîte, rental property or independent family accommodation.

It comprises:

- Four rooms
- Bathroom
- Separate WC

Exterior and Outbuildings