

Farmhouse with outbuildings, old cottage and garden in quiet hamlet.

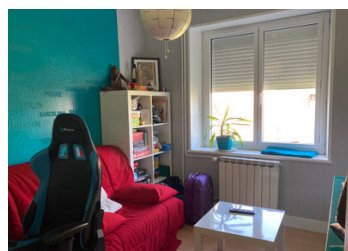


## INFORMATION

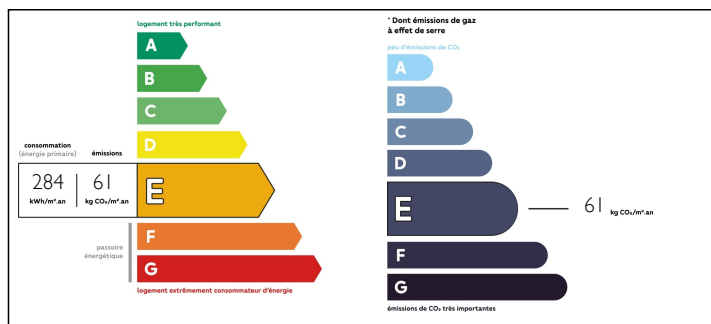
Town:	Saint-Sauvier
Department:	Allier
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	4765 m2

## IN BRIEF

Renovated farmhouse with a quirky character and retaining many original features. It is ready to move into. The older part of the farmhouse dates from the 1760s, and features the lounge with its original oak beams, whilst the newer half contains the rest of the house over two floors. The medieval city of Montluçon is only a 30 minute drive away, where you will find all amenities, and enough shops to cater for all needs.



## ENERGY - DPE



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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

A 110m<sup>2</sup> 4-bedroom house, with barn, outbuildings and a small cottage. This property is located in a small, rural hamlet, and comes with approximately 4700m<sup>2</sup> of land, and shared rights to the village pond.

On entering the main house, the 25m<sup>2</sup> lounge to your left features the original oak beams from 1760 along with a wood-pellet burning heater, and triple-glazed windows and door opening onto the garden and orchard.

Nestled at the back of the house is the bathroom and shower, whilst to the right of the front door you enter the compact modern kitchen, which includes an electric oven and a gas hob. At the rear of the kitchen is a utility room and pantry.

Beyond the kitchen are two bedrooms, one of which is currently used as an office.

Upstairs is a small mezzanine landing, and leading off this is a long hallway which the owners use as a library. Off the landing are two double bedrooms, both with velux windows offering beautiful views over the hamlet and surrounding countryside.

Accessed via the back of the house is a vaulted cellar.

Alongside the house is a barn of approximately 60m<sup>2</sup> in good condition, and to the side of the house is a small outbuilding offering ample storage for gardening equipment.

Also on the land is a further outbuilding which used to be a cottage, and although presently used as a workshop, is in good condition. This offers great potential for converting...

## LOCAL TAXES

**Taxe foncière: 450 EUR**

## NOTES