

Charming 2 bedroomed stone house, outbuildings, 1 hectare with 300 truffle hornbeams. Quiet location.



INFORMATION

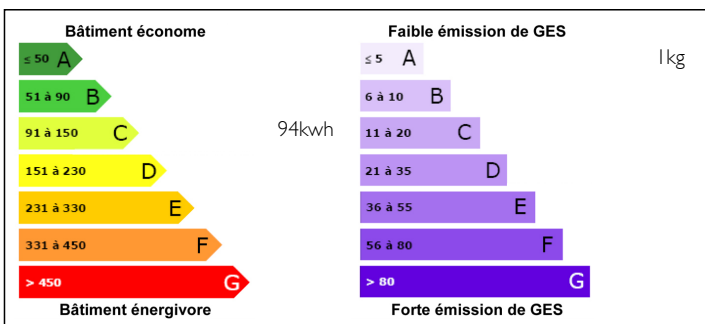
Town:	Tortezais
Department:	Allier
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	10549 m2

IN BRIEF

A charming stone house, in a quiet location, surrounded by beautiful nature in the heart of France. On a plot of 10549m² the house offers good-sized living accommodation, a veranda and two bedrooms. A large garage and a barn. The land is completely fenced with 300 truffle hornbeams that were planted in 2021. 4km from Villefranche d'Allier where you have the necessary shops for you daily requirements. For larger shops etc you can visit Cosne d'Allier which is 8km away. At 28km you will find the Medieval City of Montluçon where there are plenty of activities on offer (shopping, restaurants, a swimming pool, bowling, just to name a few). Only 90km from the International airport at Clermont Ferrand. Railway station at Montluçon.



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

Located in the heart of France this house offers a habitable space of approximately 130m² comprising :

Ground floor :

enter directly into the veranda (23m²)
large living room with wood-burner (31m²)
bedroom (30m²)
kitchen (16m²)
hallway with toilet and shower room.

1st floor :

bedroom (22m²)

The house is fully double glazed. Heating is via the wood-burner. Hot water via a ROTEX solar water heater. The property has a septic tank.

There is a large garage of 75m² which has a number of rooms which have drainage and tiled floors, and a barn of 30m².

The 1 hectare plot is completely fenced with wild boar netting and acacia posts. A part of the land was planted with 300 truffle hornbeam trees, in 2021.

There are two 10m³ flexible water tanks that collect rainwater from the house and garage.

A lovely property in a quiet location.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 550 EUR

NOTES