

Renovated 3-bedroom architect-designed house, garage and garden with stunning views. Close to Vichy.

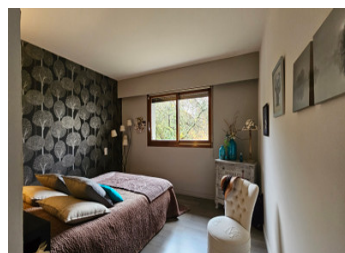


INFORMATION

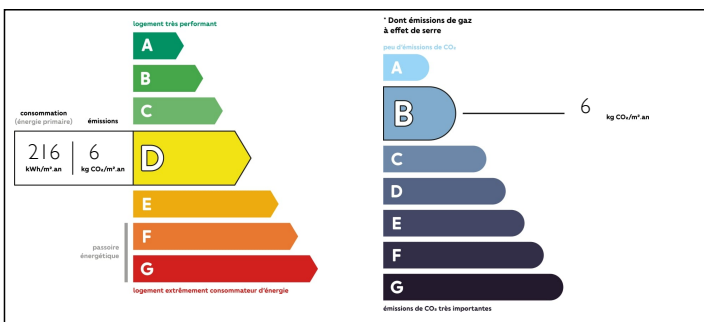
Town:	Serbannes
Department:	Allier
Bed:	3
Bath:	2
Floor:	188 m2
Plot Size:	1875 m2

IN BRIEF

Luxury spacious architect-designed house completely renovated, in an ideal location close to the UNESCO spa town of Vichy. With approximately 188m² of habitable space, this house has a fully fitted modern kitchen and a large living/dining room both with large patio doors leading out to the garden. There is a master bedroom with a large bathroom and dressing room on the ground floor, an office, a laundry room, and a toilet. On the first floor 2 further bedrooms, a bathroom, toilet, and attic space. The garden to the rear of the property has several mature trees and shrubs, ponds, and stunning views over the countryside. Located in a very sought-after residential area, 5 km from the spa town of Vichy, which has so much to offer. Along with its pedestrian shopping area and large covered market, Vichy is above all sublimed by its Art Deco heritage including the Vichy Opera...



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 foncière: 1604 EUR

NOTES

DESCRIPTION

This luxury spacious house is set in grounds of 1875m² has been completely renovated to a high quality. There is approximately 188m² of habitable space comprising :

Ground floor :

entrance hall (11m²)

office (10m²)

fully fitted modern kitchen (16m²) complete with induction hob, oven, and dishwasher. Patio doors lead out to a terrace and the garden.

large open plan dining room/living area (43m²) light and spacious with patio doors leading out to the garden.

closet space

two storerooms

toilet

master bedroom, with a dressing room and en-suite bathroom with bath, shower, hand basin and toilet (26m²)

First floor :

stairs lead to the mezzanine where you have a large lounge area with television and billiards (13m²)

2 bedrooms (16m², 16m²)

shower room (4m²)

toilet

attic

Heating is via a mass stove and electric radiators. The energy report for this property cannot be deemed accurate, as the diagnostiquer did not recognize the poêle à masse (mass stove).

The house can come fully furnished, ideal for just dropping that suitcase and starting to live the French dream.

OUTSIDE.

Electric gates open to the property where you will find a large tarmacked area, including a carport (two vehicles) and a larger carport (camper-van or other), two garages, a workshop, and a shed.