

## Tranquil Estate with Stone House, Gîte, and Barn on 9.5 Hectares near Mayet de Montagne



## INFORMATION

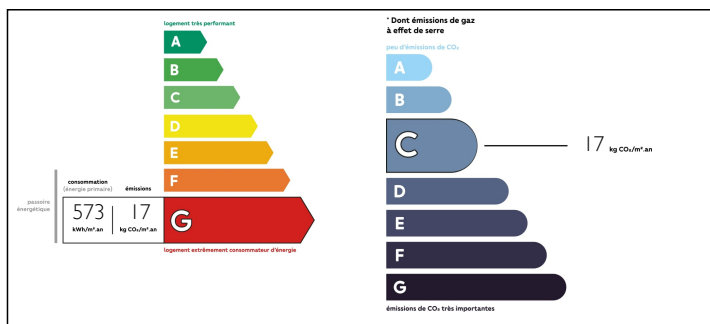
Town:	Le Mayet-de-Montagne
Department:	Allier
Bed:	4
Bath:	2
Floor:	280 m2
Plot Size:	95742 m2



## IN BRIEF

This charming property, nestled on 9.5 hectares of land, includes a natural stone house, a second house/gîte, and a spacious barn. The main house offers 136 m2 of living space, while the second house provides an additional 144 m2. Situated in a tranquil hamlet near Mayet de Montagne village, it features a spacious kitchen/diner, living room, two bedrooms, and a convertible attic. The second house/gîte includes a living room with fireplace, kitchen, laundry room, and bedroom. Both houses require modernization. Conveniently located 4 km from the village with shops, 25 km from Vichy a UNESCO World Heritage town celebrated for its thermal spas, historic architecture, and lively cultural offerings.

## 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

Nestled on 9.5 hectares of land, this charming natural stone house features a second house/gîte and a spacious barn. The main house offers 136 m<sup>2</sup> of living space, while the second house provides an additional 144 m<sup>2</sup>. Set in a tranquil hamlet near the village of Mayet de Montagne, it offers a peaceful retreat.

The main house comprises a spacious kitchen/diner, bathroom, and living room on the ground floor, with two large bedrooms on the first floor and a convertible attic above. A small stone extension at the rear of the house offers potential for expansion or use as a gîte. A vaulted cellar and large barn adjoin the main house.

The second house/gîte features a living room with open kitchen and fireplace, along with a laundry room and bathroom on the ground floor. Upstairs, there's a mezzanine, study, and bedroom. Additionally, former camping toilets and a shower are available next to the gîte.

Structurally sound, with a newly redone barn roof in 2020, the interior of both houses requires modernization. Heating is provided by wood stoves.

Located in a small hamlet near Mayet de Montagne, just 4 km from the village with shops and amenities, the property is also conveniently situated 25 km away from the sophisticated town of Vichy, recently honored with UNESCO World Heritage status, renowned for its thermal spas, historic architecture, and vibrant cultural scene.

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