



BREATHTAKING BARN CONVERSION, TWO  
COTTAGES, COVERED POOL, PLOT 11956M<sup>2</sup>.  
ORIGINAL FEATURES, LOW ENERGY COSTS.

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PROPERTY FACT FILE	
REFERENCE	A14488
PRICE	€ 899,000 £ 747,860* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	7
ACCOMMODATION	605 m <sup>2</sup>
LAND	11956 m <sup>2</sup>
TOWN	Lurcy-Lévis
DEPARTMENT	Allier
LOCATION	Hamlet property
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- stunning conversion
- low energy costs
- countryside location
- swimming pool
- luxury family home

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Welcome to this exquisite property, featuring a stunning barn conversion with 4 ensuite bedrooms and two charming cottages, on a generous plot of 11,956m<sup>2</sup>. With captivating original features, this home exudes elegance and offers an entertainment room and a covered pool area for relaxation. It's not just a home but a haven of

## DESCRIPTIF

Presently a luxurious family residence, this property holds commercial potential. Accessed via a private driveway, it boasts:

### MAIN HOUSE:

Exuding chateau-like grandeur, this spacious abode offers an abundance of natural light. Craftsmanship shines through, ensuring effortless maintenance and minimal heating expenses.

### Ground floor :

large entrance hallway with a stunning galleried staircase, stone indian floor tiles, stone walls (46m<sup>2</sup>)

large living room incorporating lounge area, dining area and fitted kitchen with onyx worktops, wood-burning stove/cooker and 3 further fitted ovens, stone indian floor tiles (65m<sup>2</sup>)

childrens play room (20m<sup>2</sup>)

utility room (10m<sup>2</sup>)

cosy lounge (37m<sup>2</sup>)

rear hallway (9m<sup>2</sup>) with access to the garage (43m<sup>2</sup>) which has a door leading to the terrace.

shower room and toilet (9m<sup>2</sup>)

### First floor :

hallway leads to 3 bedrooms all with en-suite and one with a jacuzzi bath (22m<sup>2</sup>, 24m<sup>2</sup>, 28m<sup>2</sup>)

a half landing leads to the video lounge (61m<sup>2</sup>) which has surround sound, electric velux windows and a full-sized snooker table which is included in the sale

### Second floor :

Large bedroom with double whirlpool bath, shower and toilet, 5 velux windows (61m<sup>2</sup>)

There is underfloor heating, and the wood-burning stove which heats the property and the water, plus another electric hot water tank heated by solar.

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A14488>

COMPLETE FILE AND PHOTO ON REQUEST

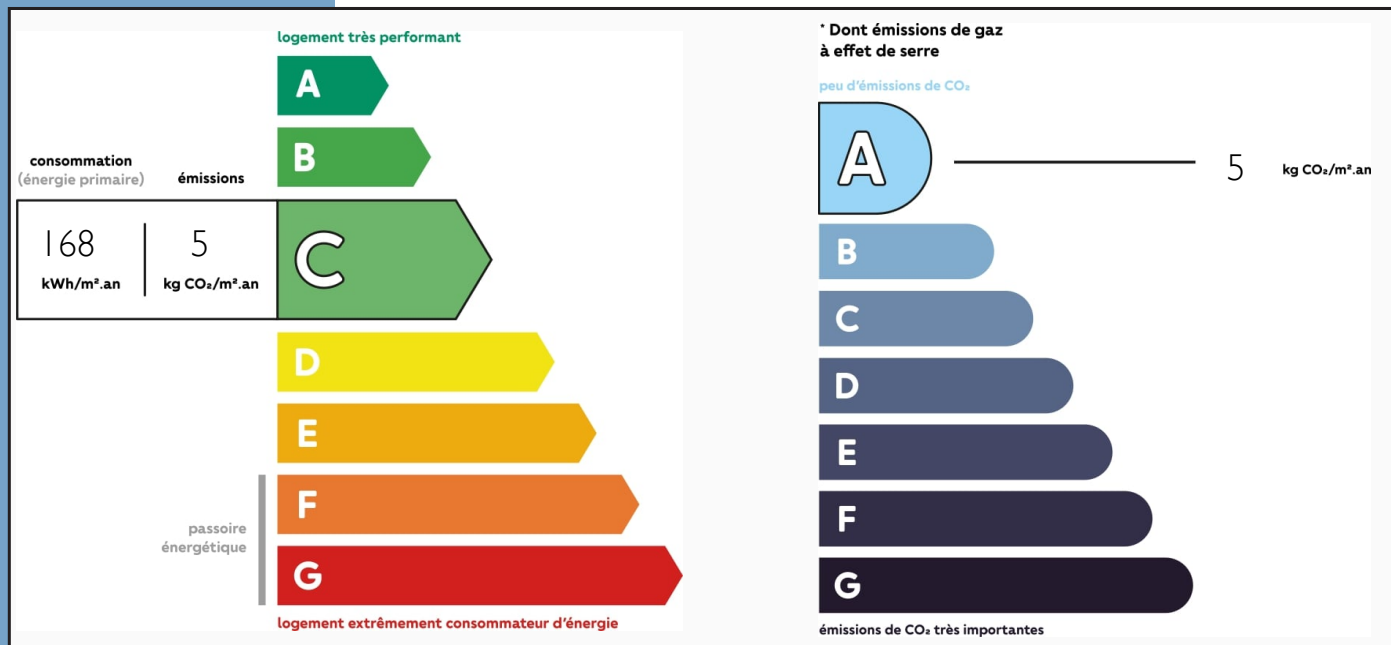


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf : AI4488  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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