



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 £ 744,012* *agency fees to be paid by the seller
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
*Price based on current exchange rate which is subject to change	



- 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

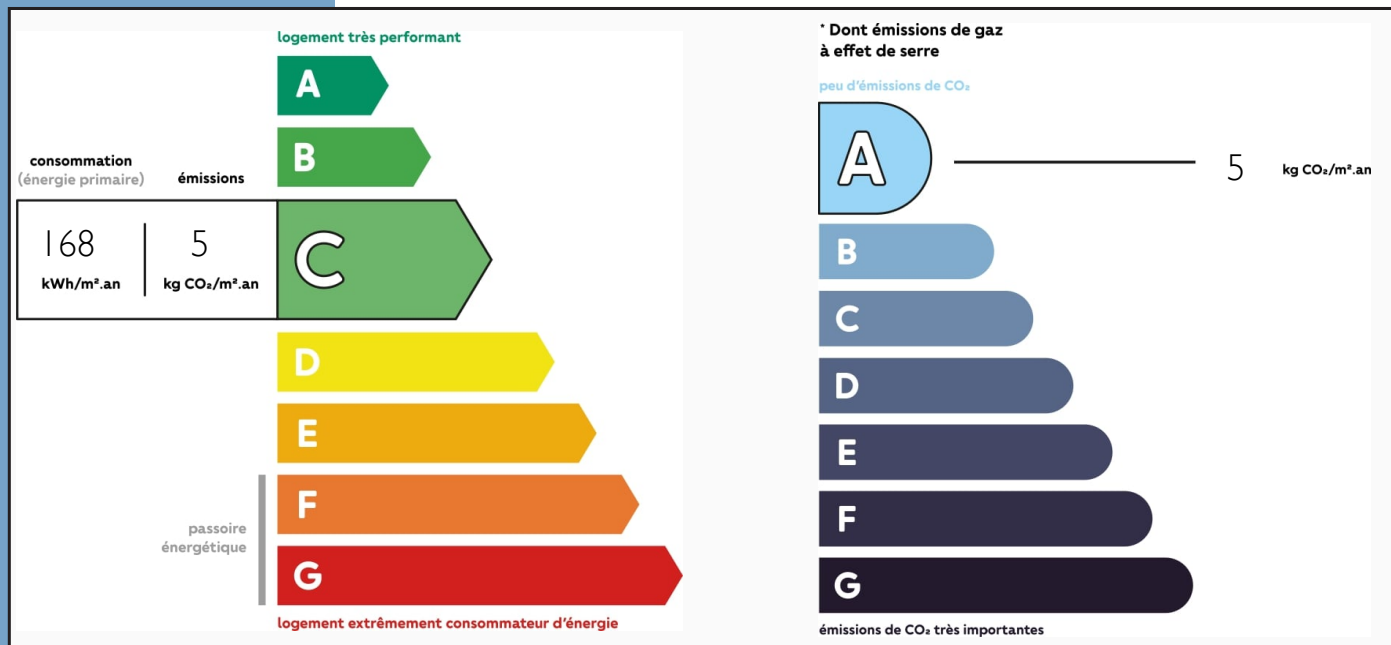


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## ENERGIE-DPE

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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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : AI4488  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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