ELEGANT 6-BEDROOM HISTORIC PROPERTY WITH POOL IN COSNE D'ALLIER

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PROPERTY FACT FILE

REFERENCE	A42482ABR03
PRICE	€ 399,753 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (377 126 EUR hors honoraires)
BEDROOM	6
BATHROOM	6
ACCOMMODATION	230 m²
LAND	1851 m²
TOWN	Cosne-d'Allier
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Private parking

*Price based on current exchange rate which is subject to change

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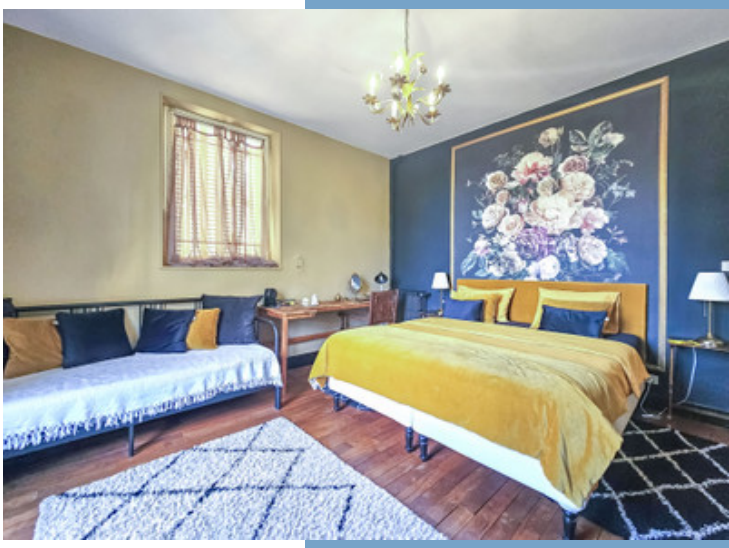
This elegant historic property is located in a charming market town in the Allier department, offering local shops, schools, and healthcare facilities.

The house features 6 spacious, beautifully decorated bedrooms with

DESCRIPTION

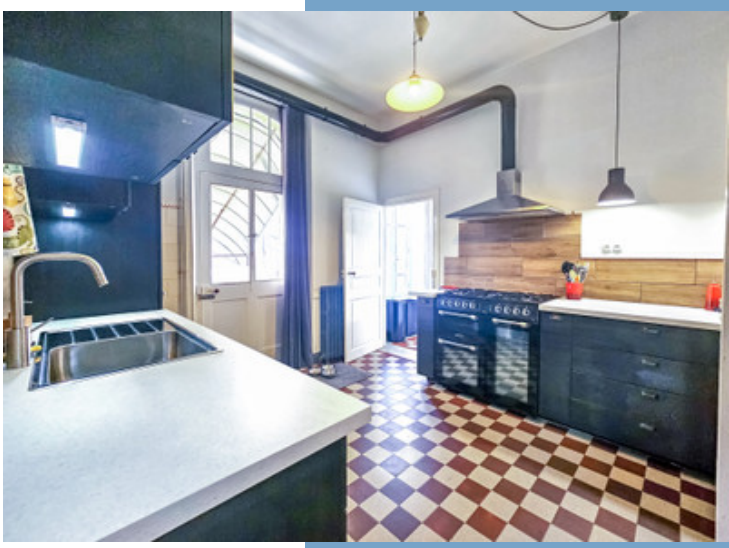
This elegant historic property in Cosne-d'Allier offers generous volumes, refined decoration, and an abundance of natural light throughout. Currently operated as a chambre d'hôtes, the house features spacious, well-appointed rooms, many with original wooden floors, high ceilings, and large windows, creating a bright and welcoming atmosphere. The property is equally suited to continued commercial use or as a substantial private residence.

The ground floor opens onto a large entrance hallway with guest toilet. Living spaces include a double lounge, arranged as a 16m² office and a 22m² lounge, both light-filled and elegant. A 20m² dining room provides an excellent entertaining space, complemented by a 10m² orangerie. The 12m² kitchen is supported by a 9m² back kitchen/storage area, and a 7m² laundry room with large sink, offering excellent functionality. Door leads to the garden terrace.



The first floor accommodates four beautifully decorated guest rooms, all spacious and bright. The Blue Room (17m²) with en-suite shower room is west-facing, while the Gold Room (20m²) and Green Room (19m²) are east-facing and benefit from en-suite shower rooms. The Chestnut Room (12m²), also west-facing, includes a shower and washbasin, with a separate WC accessed from the hallway.

The second floor offers additional versatile accommodation, including the Silver Room (13m²) with en-suite shower room, a large 30m² owner's bedroom with en-suite bathroom featuring both shower...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42482ABR03

COMPLETE FILE AND PHOTO ON REQUEST

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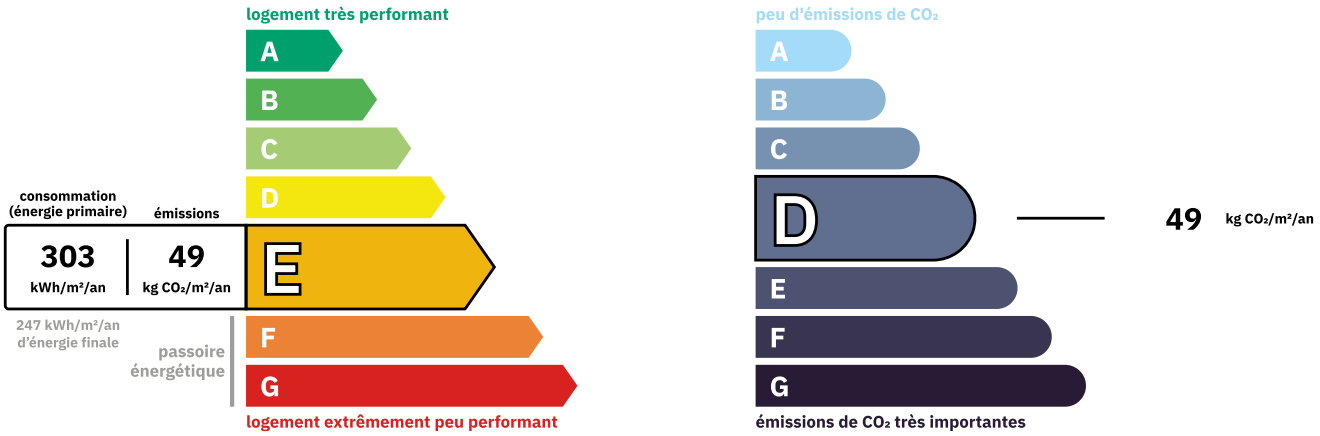
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

Ref : A42482ABR03

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 4790 € and 6570€ for 2021

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CONTACT

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