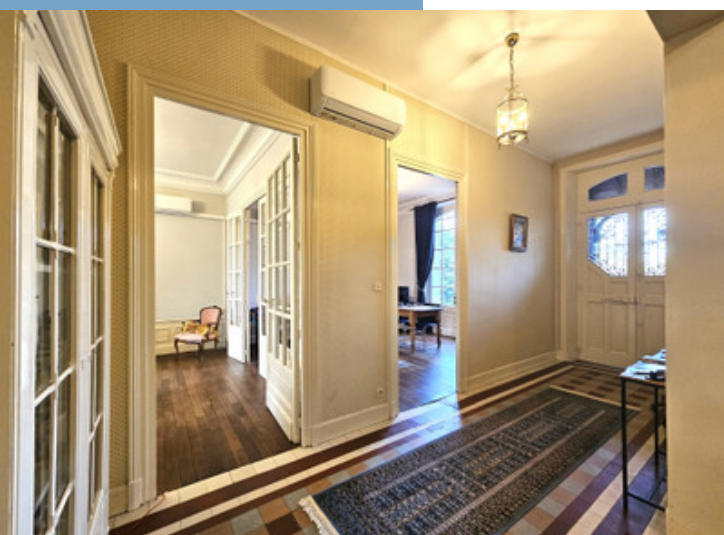




## ELEGANT 6-BEDROOM HISTORIC PROPERTY WITH POOL IN COSNE-D'ALLIER





PROPERTY FACT FILE	
REFERENCE	A42482ABR03
PRICE	€ 455,800 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (430 000 EUR hors honoraires)</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	



This elegant historic property is located in Cosne-d'Allier, 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 16m<sup>2</sup> office and a 22m<sup>2</sup> lounge, both light-filled and elegant. A 20m<sup>2</sup> dining room provides an excellent entertaining space, complemented by a 10m<sup>2</sup> orangerie. The 12m<sup>2</sup> kitchen is supported by a 9m<sup>2</sup> back kitchen/storage area, and a 7m<sup>2</sup> 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 (17m<sup>2</sup>) with en-suite shower room is west-facing, while the Gold Room (20m<sup>2</sup>) and Green Room (19m<sup>2</sup>) are east-facing and benefit from en-suite shower rooms. The Chestnut Room (12m<sup>2</sup>), 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 (13m<sup>2</sup>) with en-suite shower room, a large 30m<sup>2</sup> 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



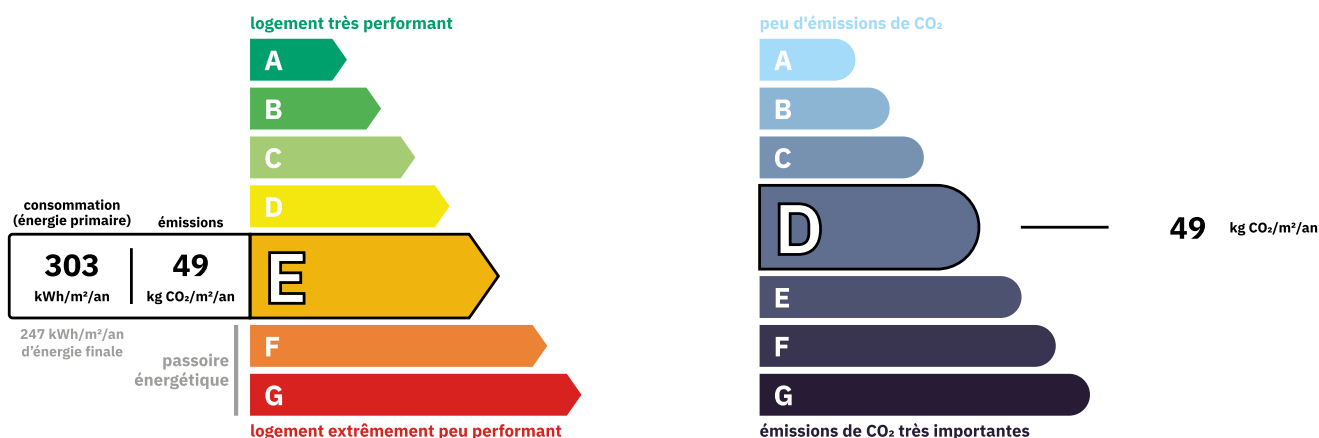


ELEGANT 6-BEDROOM  
HISTORIC PROPERTY WITH  
POOL IN COSNE-D'ALLIER...

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

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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## CONTACT

Réf : A42482ABR03  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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