LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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.

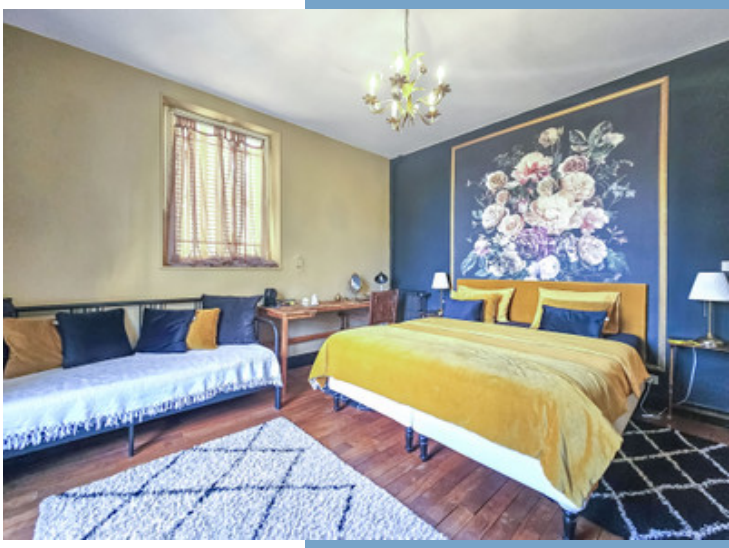
The house features 6 spacious, beautifully decorated bedrooms with



DESCRIPTION

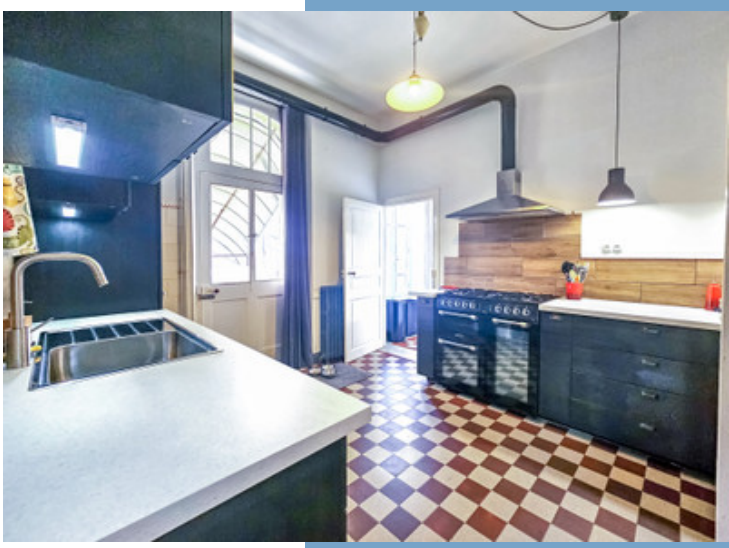
This elegant historic property in Cosne-d'Allier offers generous volumes, refined decoration, and an abundance of natural light throughout. Currently operated as a chambre d'hôtes, the house features spacious, well-appointed rooms, many with original wooden floors, high ceilings, and large windows, creating 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

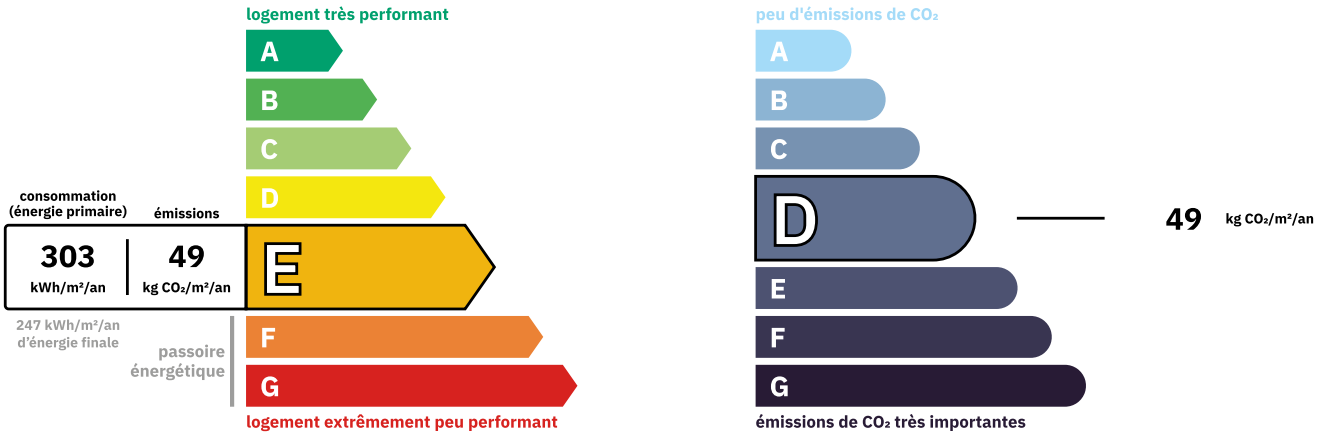
COMPLETE FILE AND PHOTO ON REQUEST

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

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ENERGIE-DPE



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

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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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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

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