



House

MOULINS (03)

399 000 €



222 m²



12 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

? Exceptional Announcement - Exceptional Property in Toulon sur Allier ?

Just 10 minutes from MOULINS, in the enchanting heart of Bourbonnais, discover an exceptionally rare real estate complex in TOULON SUR ALLIER. This unique property offers an incomparable rural setting, combining charm, history and modernity on a vast plot of 27,948 m².

? Main Features:

Main House (105 m²): An elegant residence with veranda, swimming pool (10m x 5m), garages, outbuildings, cellar, workshop, attic, and direct access to a laundry room.

Second House (120 m²): With four bedrooms, a bright living room, a spacious kitchen, bathroom, and a warm fireplace with wood insert.

Le Moulin Neuf (1682): Ninth mill and last in working order on the SONNANTE river, historic jewel of TOULON sur ALLIER. Total area of 200 m², with hydraulic turbine, reach, plansichter, and offices available.

? Interior Details:

Main House: Living room, equipped kitchen, three bedrooms, bathroom, and separate toilet. PVC double-glazed frames, heating by heat pump (2024) and fireplace with wood insert.

Second House: Entrance, bright living room, spacious kitchen, four bedrooms, two bathrooms, toilets. PVC double-glazed frames, heating by heat pump, and a fireplace with wood insert.

? Unique Environment: Proximity to shops, schools and services. Rural and quiet setting. Potential for heritage development and activities, in particular thanks to the Moulin Neuf.

? Exceptional Opportunity: This property is perfectly suited to buyers who respect local heritage, offering the possibility of creating a lively place, open to visits and sales. The Moulin Neuf offices add a functional dimension to this historic site.

? Contact me today: For more information and a visit to this extraordinary place, do not hesitate to contact me. This exceptional property will certainly meet your environmental and heritage expectations.

Your future exceptional home awaits you in Toulon sur Allier - An opportunity not to be missed!

Michel VEILLAUT, CAPIFRANCE real estate advisor. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,00% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Michel VEILLAUT

MOULINS (03000)

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849968

Property type House

Year of construction 1682

Exposure South

View Vue dégagée, sur Jardin, sur Piscine

SURFACES

Living space 222 m²

Land surface 27948 m²

COMPOSITION

Number of rooms 12

Number of bedrooms 7

Number of bathrooms 1

Toilets count 5

Washrooms 3

APPENDIX

Parking garage

Garage 2

Videophone Non

SERVICES

Heater pompe à chaleur

Heater granules

Kitchen équipée

Swimming-pool Yes



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