

Character house dating from the 15th Century, large kitchen and lounge, 4 bedrooms, and 2 bathrooms.

EXCLUSIVE



## INFORMATION

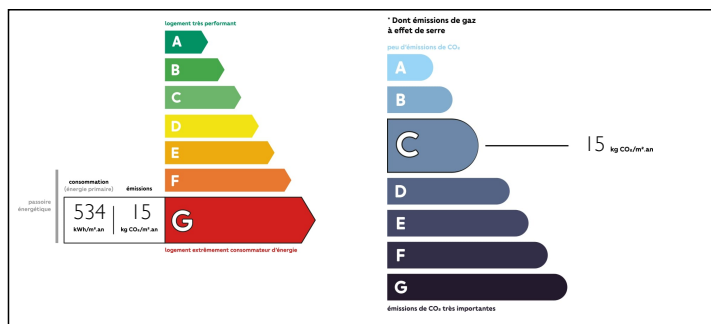
Town:	Saint-Sornin
Department:	Allier
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	1078 m2

## IN BRIEF

Mentioned as early as the 15th Century this beautiful house has plenty of its original features and a nice history. Known as the Le Petit Château de la Goutte the house is believed to be the oldest in the area. It currently offers a large kitchen, large living room, 4 bedrooms, two bathrooms, and is situated on a nice manageable plot of 1078m<sup>2</sup>. Located at the end of a lane, very private with stunning views over the countryside. The house is surrounded by many beautiful villages and historic towns, this property is well-located for tourism, hiking, mountain biking, canoeing/kayaking, water sports, photography etc. Not far from the Forêt de Tronçais which has five lakes some with a beach. At 6km is the village of Le Montet where you have all your daily needs, the town of Cosne d'Allier is at 16km where you will find larger shops and a sports centre...

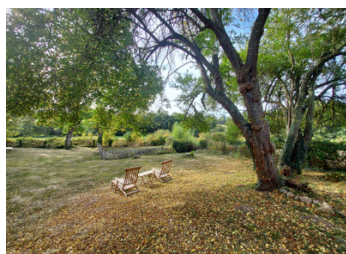


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 471 EUR

## NOTES

## DESCRIPTION

Known as the Le Petit Château de la Goutte this beautiful house dates from the 15th Century, it is said that Anne of France the eldest daughter of Louis XI and Charlotte of Savoy stayed here. During the years of renovation, it has kept many of its original features.

The house is at the end of a small lane giving total privacy and currently offers 150m<sup>2</sup> of habitable space comprising of :

Groundfloor :

entrance hallway with woodburner  
kitchen with a stone fireplace and woodburner (32m<sup>2</sup>)  
living room with open stone fireplace, stone framed windows, and internal wooden shutters (35m<sup>2</sup>)  
bedroom with patio doors (12m<sup>2</sup>)  
bathroom with toilet

1st floor :

hallway  
three bedrooms (8m<sup>2</sup>, 11m<sup>2</sup>, 11m<sup>2</sup>)  
shower room

Outside :

The property is surrounded by a garden with some mature trees and stunning views over the countryside. In the garden is a stone inground pond. There is a terrace to the front of the house and a small garden shed. There is a cellar that has an underground exit, currently blocked, and unsure where it leads.

Heating is via the woodburners and open fireplace. It has double glazing and a new roof. The property has a new septic tank which conforms.

A little history :

The house dates from the 15th Century and is known as Le Petit Château de la Goutte, the lord of La Goutte was the owner of the surrounding farms and fields. It was the Gaulmyn family who owned