

Charming family house for nature lovers and horse riders in quiet hamlet close to amenities.



INFORMATION

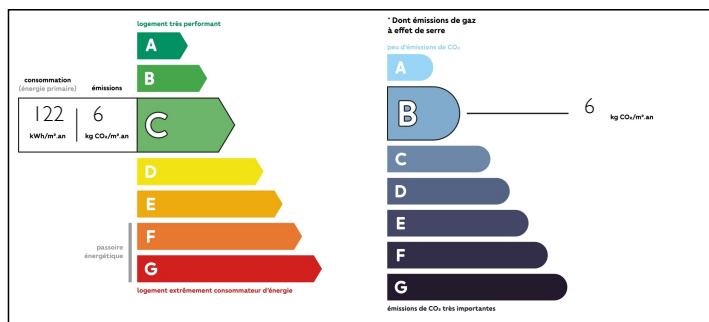
Town:	Saint-Jeanvrin
Department:	Cher
Bed:	3
Bath:	2
Floor:	153 m2
Plot Size:	31792 m2

IN BRIEF

Completely renovated house with over 3 hectares of land attached, situated in a quiet rural hamlet, and only 3km from the local town and amenities. With gas central heating, and air conditioning in all the rooms in the house, a large south-facing garden complete with terrace, this is an exceptional property that demands viewing.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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 habitation: **568 EUR**

NOTES

DESCRIPTION

A 153sqm 3-bedroom house, with a large barn attached. It is situated on the edge of a rural hamlet, with no immediate neighbours, and an almost 3000sqm south-facing garden.

On entering the completely renovated house you are greeted by the original beams that are still exposed in all the rooms. After a hallway that currently doubles as a small office, there is a 45sqm room with a fitted and equipped kitchen in one corner, and a large seating area. There is also a woodburner for those chilly winter days. There is also a bedroom and bathroom with WC on the ground floor, along with a separate WC off the hallway, and utility room.

Upstairs are two further bedrooms, one of which is very large with its own dressing room, another bathroom with WC, and a mezzanine office area. The house is also equipped with electric roller shutters, and is double glazed throughout.

Attached to the house is a large barn on two floors, separated into several areas, including a laundry and boiler room, and enclosed wine storage room.

Also on the property is a large outbuilding consisting of stables, tack room and hay loft at one end, a covered carport for 2 vehicles at the other end, with a small apartment in the middle which, with a little work, would be ideal for one or two visitors to stay in.

To the side of the outbuilding is a paddock of almost 3 hectares.

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