

Stunning large rural property renovated to a high standard with large garden and panoramic views



INFORMATION

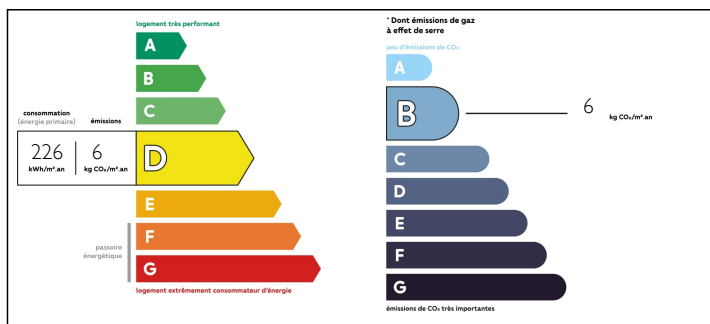
Town:	Saint-Georges-de-Poisieux
Department:	Cher
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	10408 m2



IN BRIEF

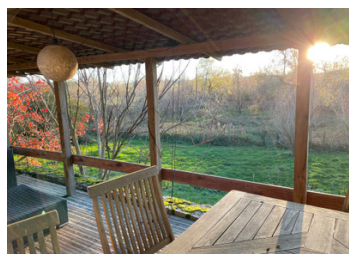
This very old traditional property formerly used as a presbytery dates back to 1780, it has been renovated to a high standard showing off the original interior beams and exposed stone. The house is set over two floors offering four bedrooms, large living/dining area and a modern kitchen. The mature gardens of over 10,000 m2 can be enjoyed from 3 terraces, they contain many varieties of fruit trees and it is fully fenced. The house is very private and not overlooked with stunning views over open countryside however it is located only a 5 minute drive from the road/rail links and amenities of the nearby town of Saint Amand Montrond. This area is rich with many local châteaux, forests, lakes, walks and is becoming increasingly popular with tourists from around the world.

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 foncière: 181 EUR

NOTES

DESCRIPTION

The property can be accessed via 3 external doors however the main entrance is stunning with a feeling of going back in time. The ground floor is made up of the following.

The modern fully equipped kitchen (4.1m x 5.6m) also has a W.C. and shower room, there is also access to a mezzanine floor (4.3m x 5.7m) currently used as a bedroom but could also be used as an office.

Large dining room with a stunning original fireplace (7m x 4m) and solid oak parquet flooring which also gives access to the first floor.

Large lounge area with an insert wood burner and also old solid oak parquet flooring (6m x 4.1m).

Impressive entrance hall with exposed stone and original doorway (1.7m x 4.8m)

A long hallway leading to 2 bedrooms ((3.3m x 3.4m plus 5.6m x 3.6m) and a large family bathroom.

The first floor comprises of the following.

Another large mezzanine currently used as an office (4m x 6.5m).

A large bedroom (4m x 4.6m) with fitted wardrobes.

A walk in wardrobe (2.5m x 2m)

Another large bedroom (3.9m x 4.6m) and en suite (2.3m x 5m) that needs to be finished but all the electric and plumbing works have been made.

The outside of the property comprises of the following.

Large workshop (4.3m x 3.3m)

Stone outbuilding for storage/cave

3 terraces

Large covered terrace on an elevated position with magnificent views over the properties land and beyond.

Individually fenced vegetable area.

Fully fenced garden with many varieties of trees.

Wood store

Private tree lined drive.

All measurements are an...