

3-bed character house, possibility for 2 separate dwellings, outbuildings, nr Selles sur Cher 41, Loire Valley



INFORMATION

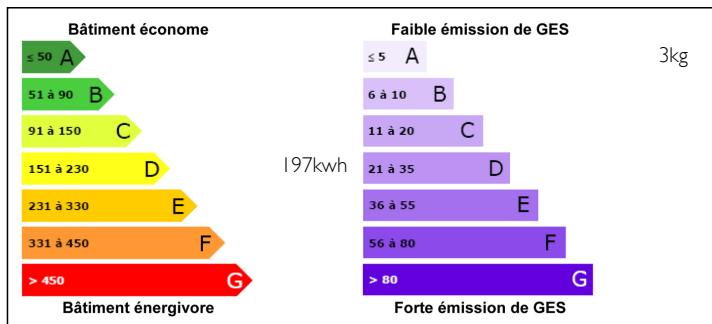
Town:	Selles-sur-Cher
Department:	Loir-et-Cher
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	2957 m2

IN BRIEF

This property is a great family or holiday home and has the possibility to easily create two lodgings if wished. It is in a quiet hamlet with lovely views. The town of Selles sur Cher is 2km away and has plenty of shops, bars and restaurants, as well as all other necessary amenities. The city of Tours with TGV and airport (served by Ryanair) is 85km away, while the city of Châteauroux, also with an airport, is 53km from the property.



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.



DESCRIPTION

This character property has plenty of potential, either as a family home or two separate dwellings. There are plenty of outbuildings for anyone wanting to create an activity, or even store a camping car. There is some work to consider, to improve the layout and ambience of the house.

On the ground floor there is a living room with wood burner (stone effect wallpaper), a fully fitted kitchen, a dining room/living room with a bread oven (could be used if re-opened), a small room used as a kitchen (just water and waste present) and a shower room with W.C.

There is a large conservatory (37m2) opening onto a large terrace and overlooking the garden and fields beyond.

Upstairs, some work is needed - such as installing Velux windows and some flooring/decoration. Off the landing is a W.C.

To the left of the landing is a bedroom leading to a bathroom and W.C.

To the right of the landing, it is currently necessary to pass through each room to get to the next. However, this could easily be remedied with a second staircase. The first room (without window), has a utility room just off it. Then there is a room used as a corridor (no window), and then two bedrooms and a shower room with W.C.

Outside opposite the house are outbuildings, which include a small barn and a summer kitchen. These two buildings would be perfect to create a gîte. Then further along there is a large open barn, with a...

LOCAL TAXES

Taxe habitation: 2185 EUR

NOTES