

Beautifully presented renovated family home and detached gîte. Large garden with pool and private parking.

EXCLUSIVE



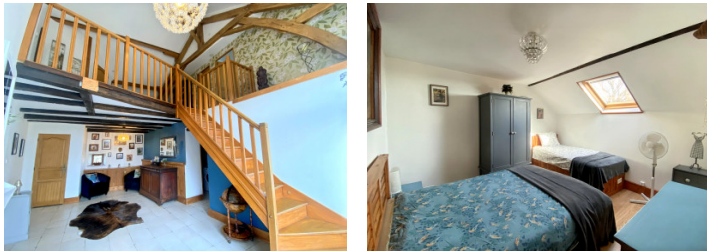
## INFORMATION

Town:	ST SATURNIN
Department:	Cher
Bed:	5
Bath:	4
Floor:	226 m2
Plot Size:	3496 m2

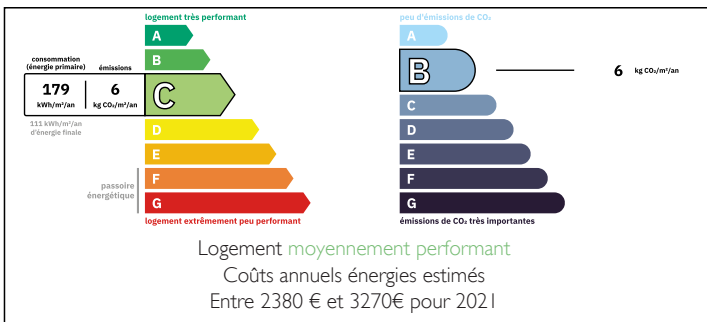
## IN BRIEF

Set in an idyllic countryside location, perfect for exploring the area, yet close to the village of Saint Saturnin with some amenities, and easy access to the towns of Chateaufort, La Châtre and Boussac with all amenities. This property has been renovated to a very high standard.

Totally insulated, double glazed, and with a conforming septic tank, this property is ready to move into, and includes a fully-furnished, top-up income gîte.



## 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.



## DESCRIPTION

The 4 bedroom main house offers large, bright and spacious main rooms, with original characteristics, wooden flooring, beams and original fireplace.

It comprises :

- A large entrance hall with a staircase to the mezzanine and 1st Floor
- A downstairs double bedroom/study, pantry and a shower room with WC.
- A large, open-plan living space with fitted kitchen, dining area and comfortable, family-sized lounge area around the stone fireplace and wood burner and bread oven.

Upstairs off the mezzanine, a large master bedroom, with fitted wardrobes and ensuite bathroom, storage and WC. A further two double bedrooms and a bathroom with over bath shower and WC.

Wood burner in the main room. Other rooms have electric heating.

The second house, prepared for use as a gîte (which could sleep 4/5), comprises :

- An open plan main room with fitted kitchen area, dining area and comfy lounge area with feature fireplace and wood burner.
- Second pantry/overspill kitchen and downstairs WC.

Upstairs, a large bedroom suite which could sleep a couple and two/three small children easily with an ensuite shower room with WC.

Outside, each house has private parking, and entertaining areas, access to the garden, and swimming pool, which is part underground, heated and surrounded by decking, fenced and alarmed.

There is also a further building currently used as an outside kitchen/covered dining space and further sheds for storage.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES