

Stunning rural cottage set in a large mature garden with magnificent views over open countryside

EXCLUSIVE



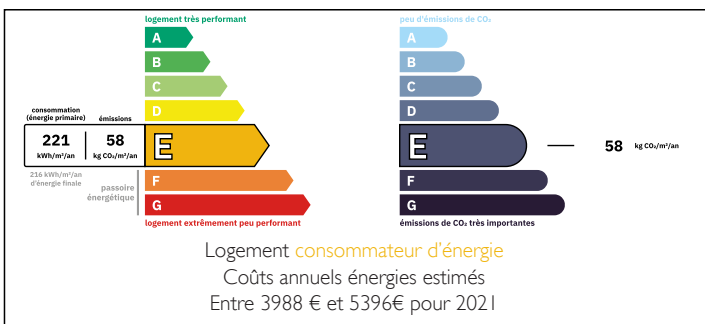
INFORMATION

Town:	Charly
Department:	Cher
Bed:	4
Bath:	2
Floor:	160 m ²
Plot Size:	1844 m ²

IN BRIEF

This 4 bedroom detached house has been recently renovated to a high standard and would make a fantastic holiday or permanent home. The mature gardens have many different fruit trees, there is a large garage/workshop and an underground cellar. Located in a stunning rural location with panoramic views over open countryside but only a short distance to the amenities in the village of Blet. This area is rich with many local châteaux, forests, lakes and walks but also has easy access to all transport links at Bourges.

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

On the ground floor there is an open plan lounge/dining room which leads into the kitchen on one side and an enclosed veranda on the other. There is also a guest bedroom with en-suite bathroom that has direct access out to the gardens. On the first floor you find a large open landing area with a corridor leading onto 3 further bedrooms, a toilet and shower room. There is also a further room that has all of the plumbing and electric installed to create an en-suite bathroom for bedroom at the rear of the house.

The house has been refurbished to a high standard with a new roof, electrics and plumbing.

Externally you will find a garage, workshop, external cellar and a large mature garden which has been fully fenced.

Approximate room sizes

Kitchen - 3.5m x 5.2m

Downstairs bedroom - 3.7m x 3.9m

En-suite - 3.3m x 2m

Lounge/diner - 7m x 7.1m

3 upstairs bedrooms - 3.6m x 3.8m

-3.2m x 3.9m

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LOCAL TAXES

Taxe foncière: 910 EUR

Taxe habitation: EUR

NOTES