

IN CHER WITH A 3 BEDROOMED HOUSE WITH TWO LAKES AND LAND. OWNERS OPEN TO NEGOTIATION

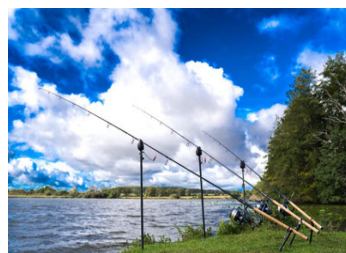
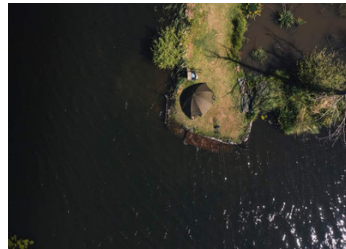


INFORMATION

Town:	Bourges
Department:	Cher
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	327000 m2

IN BRIEF

magnificent 33-hectare hunting and fishing estate, including 25 hectares of lakes.
for sale without fish 1,060,000€
fish for sale, by separate negotiation

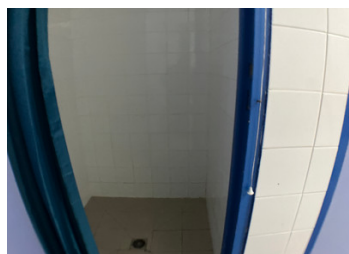


ENERGY - DPE

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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: EUR

NOTES

DESCRIPTION

Description: Nestled in the serene Cher countryside, this unique property offers an idyllic getaway for nature lovers. Let's explore the features that make it a hidden gem:

The House :

A 3 bedroom house awaits you, exuding rustic charm and modern comfort.

The sheltered house has a large living space, including a cozy living room with a fireplace, a well-equipped kitchen and three comfortable bedrooms.

Imagine waking up to the sound of birdsong

Additional Features:

Private Wi-Fi network to stay connected.

Large parking lot

Modern bathroom and powder room for added convenience.

Family bathroom for shared use.

Outdoor happiness:

Explore the forest trails, breathe the fresh air and let the stress melt away.

The Price: With a price tag of €1,060,000 this property offers exceptional value for those seeking a peaceful retreat

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>