

3/4-bed character property, small guest accommodation, outbuildings, quiet location, nr Selles sur Cher, 41.



## INFORMATION

Town:	Selles-sur-Cher
Department:	Loir-et-Cher
Bed:	4
Bath:	4
Floor:	216 m2
Plot Size:	3570 m2



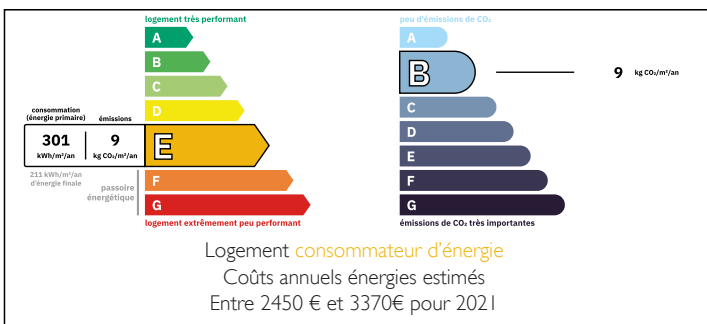
## IN BRIEF

This character property with 3/4-beds plus small guest accommodation has plenty of potential. In a quiet hamlet just 4km from the centre of Selles sur Cher, the canal de Berry passes at the bottom of the garden. There's a cycle path that provides easy access by bike to the centre of the town. The house is adjoined to the neighbours' property, but only by the garage and a storage room above.

In Selles sur Cher there are plenty of shops and restaurants plus large supermarkets and DIY shops. The château & weekly market, all the château/vignobles in the Loire Valley, plus the famous Zoo Beauval attract many visitors all year round to the area.

The city of Tours with TGV and an airport, served by Ryanair, is 78km from the property. With easy access to the A85 motorway, the journey...

## 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

The main house has a bedroom with private bathroom on the ground floor. There is a good-sized kitchen/dining room with a wood burner and air-con (reversible). To the rear of the kitchen is a utility room which has a shower and W.C. The large living room is spacious and light, yet cosy, with a wood burning stove and solid oak flooring.

The beautiful staircase arrives at the spacious mezzanine, also with the same oak flooring as downstairs. The window have views across the garden and the canal.

Down the corridor , there's a shower room, with underfloor heating and a limestone and "tadelakt" finish in the shower. There is a bedroom with dressing area opposite, which has views out to the front garden. There is also a small room, currently used as a guest bedroom. All the rooms on this floor have the original tomette tiles of the era. To the end of the corridor is a third good-sized bedroom with views to the garden.

Outside, facing the house, there is a large outbuilding which has two open barns and two workshops. There is also a small guest house, with a bedroom, shower room/W.C. and kitchenette, within the stone barn.

At the rear of the property there is plenty of land behind each the house and the outbuilding. There are trees and mature shrubs and the canal winding along to the town at the bottom of the garden.

Rooms sizes and more technical data, plus additional photos, are available...

## LOCAL TAXES

**Taxe foncière: 1598 EUR**

**Taxe habitation: EUR**

## NOTES