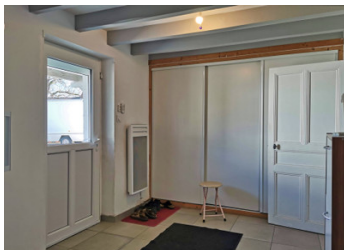


## Renovated stone farm house with 2-beds, large outbuildings in a country lane, nr St Aignan sur Cher 41



### INFORMATION

Town:	Saint-Aignan
Department:	Loir-et-Cher
Bed:	2
Bath:	1
Floor:	96 m2
Plot Size:	8400 m2



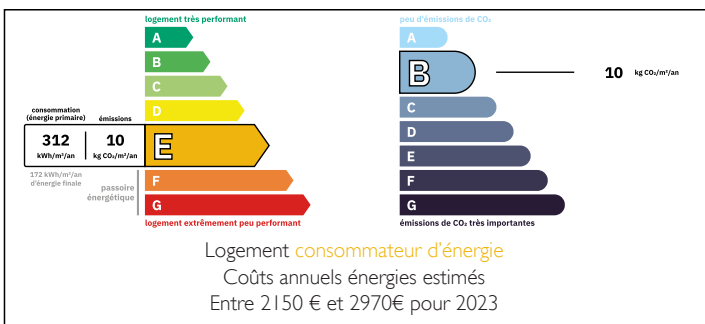
### IN BRIEF

This lovely character 2-bed property, near St Aignan sur Cher, was fully renovated in 2017/18. There are a number of outbuildings and there's an attic over the house - all of which offer the potential to create more living space.

The property is 2km from the village centre of Mareuil sur Cher, and 6km from the popular tourist destination of St Aignan sur Cher. Here can found a mainline train station, plenty of shops, bars and restaurants, medical services, and large supermarkets.

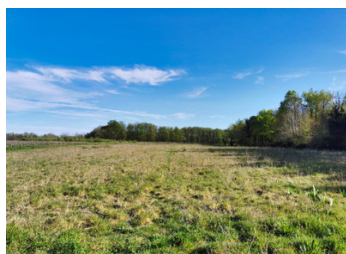
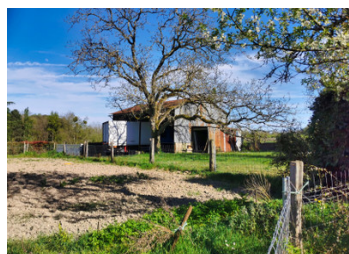
The city of Tours with TGV links, and an airport serviced by Ryan, is just 59km from the property.

### 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

This 2-bed property is all on the ground floor. There is a bedroom at each end of the property - the bathroom and separate W.C. are located in the middle. The open-plan living/kitchen area is a good-sized space with a wood burner. There is a very useful utility room to the rear of the house.

Adjoined to the house are three outbuildings, plus smaller outbuildings opposite the house. At the roadside of the property there is a large open barn - the barn and house are accessed by two different gates. The access and courtyard are gravelled. This is a lovely property with potential for further living space, and the possibility for a number of activities requiring outbuildings.

Further photos upon request.

To note:

The house has electric shutters

There is a 5m electric gate and a 3.5m manual one (in case of a power cut)

Renovations completed in 2018 - this includes the roof, electricity, plumbing, windows/doors.

The terrace in front of the living was insulated, ready to add a conservatory.

Ground floor:

Entrance/bureau 2.4x3.4 - 8.5m<sup>2</sup>

Bedroom 3.5x3.9 - 13.7m<sup>2</sup>

Kitchen 16m<sup>2</sup>

Living room with wood burner 3.9x5.5 - 21m<sup>2</sup>

Bedroom 5.1x3.2 - 16.7m<sup>2</sup>

Utility room (ceiling height 1.80m) 13.5m<sup>2</sup>

W.C.

Shower room

Exterior:

The land surrounding the house is fully fenced. Second part open.

Barn 7x5 - 35.8m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 1056 EUR**

**Taxe habitation: EUR**

## NOTES