

Fairytale smallholding for renovation. Breath-taking views, no close neighbours, orchard and outbuildings.

EXCLUSIVE



INFORMATION

Town:	Saint-Priest-la-Marche
Department:	Cher
Bed:	2
Bath:	0
Floor:	75 m2
Plot Size:	8267 m2

IN BRIEF

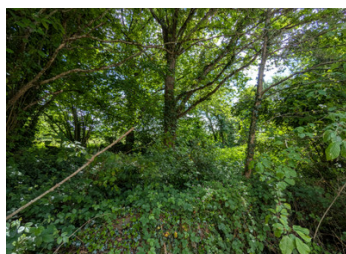
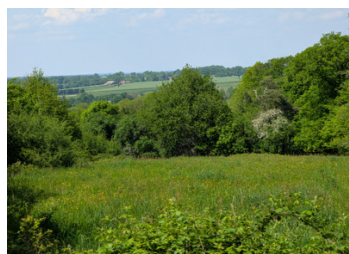
Step back in time and experience authentic French living, from the terracotta tiles and original fireplaces in the house, to the old-world outbuildings and livestock dwellings. A renovation project, this is a rare opportunity to buy an unspoiled French ferme and bring it back to life.

ENERGY - DPE

DPE not required.

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 foncière: 195 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Inside, a reception room with fireplace has two bedroom areas leading from it, a kitchen area with its original sink, and another reception room with original fireplace. More space could be added by converting the attic or the adjacent barns, subject to the usual consents.

Water and electricity are on site, and fibre internet is available to be connected.

Outside, there are outbuildings with grazing land, wooded areas, a charming orchard and a magnificent 200-year-old lime tree.

Sitting at an altitude of 450 metres, the property enjoys panoramic views of the surrounding landscape. Close by is the highest point of the Cher department where you can see the Puy de Sancy (the highest mountain in the Massif Central) on a clear day. A track opposite the property leads to a Grand Randonnée hiking trail, perfect for walkers, riders and cyclists.

Saint-Priest-la-Marche is a delightful farming village, with its own school and village hall. It is only 20 minutes from the small town of Châteaumeillant, with shops, restaurants and its own wine appellation.

This little farm offers a unique chance to escape the daily grind and go back to slow-paced living in a romantic countryside setting. Please ask for more information and photos.

Property measurements are approximate.

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