

## Charming country house with pretty gardens in the Cher with further development potential



## INFORMATION

Town:	Saulzais-le-Potier
Department:	Cher
Bed:	1
Bath:	1
Floor:	40 m <sup>2</sup>
Plot Size:	1245 m <sup>2</sup>



## IN BRIEF

Quite a charming farmhouse in the pretty village of Saulzais le Poitiers in the Cher.

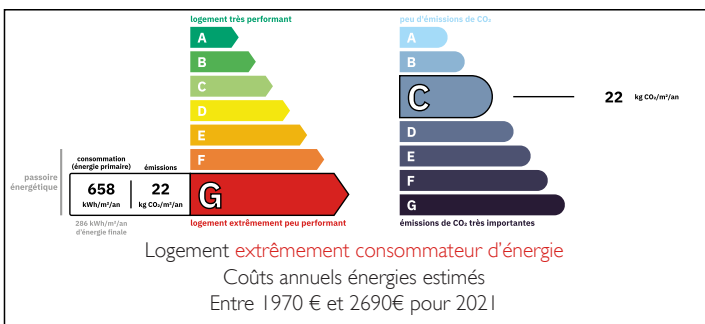
The large building has a small 1 bedroom house with entrance Lounge/dining room, separate fully equipped kitchen and shower room with toilet.

It also has 2 large cellars, a 25m<sup>2</sup> hangar/carport with mezzanine and 2 very large loft areas which are suitable for development into further living spaces.

The very large gardens are unusual in a village setting and provide very peaceful surroundings with many mature ornamental trees and fruit trees, 2 separate sheds for storage and a well.

The current owner has commenced an upgrade project to develop into the first loft space. As such, any new owner could resume and with the installation of a staircase create a much larger 60m<sup>2</sup>

## 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

Situated in the pretty Berrichon village of Saulzais-le-Poitiers, this 1938 Farmhouse occupies a large 1245m<sup>2</sup> level plot with beautiful ornamental and fruit trees, large lawns and well.

The house itself is modest at only 40m<sup>2</sup> comprising an entrance room set as the lounge diner, with separate fully fitted kitchen to the side, large family bedroom and shower room complete with toilet.

Whilst modest, the house has huge potential within the attached building which also houses 2 cellars (25m<sup>2</sup>), a large covered carport/hanger (25m<sup>2</sup>) with mezzanine area above and above the house itself are two loft areas of almost 50m<sup>2</sup> suitable for conversion. As a result, this pretty double glazed country home could become a large family home in a wonderful village setting.

There are two further sheds in the grounds along with working well.

The village offers a number of facilities including bar/tabac, boulangerie, hairdresser and small village shop.

The property has been well maintained and the gardens well tended so it is sure to appeal to those in search of a practical 2nd home in or indeed as a more permanent residence in the country.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES