

Beautiful 5 bedroom house with separate 2 bedroom cottage in 1Ha Arboretum in the Cher



## INFORMATION

Town:	Vesdun
Department:	Cher
Bed:	7
Bath:	3
Floor:	281 m2
Plot Size:	10452 m2

## IN BRIEF

Beautiful house and cottage in a small hamlet within walking distance of a quiet village in the Cher.

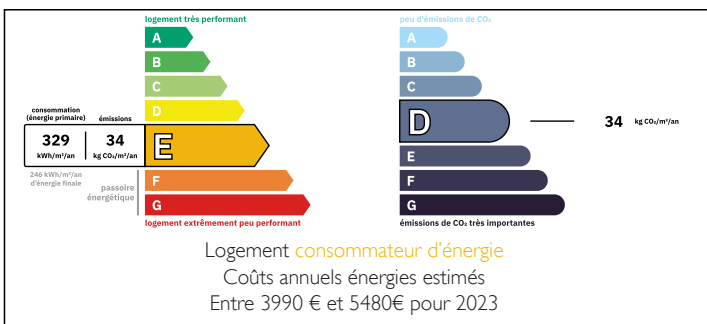
The two properties provide 280m2 of living space with a 5 bedroom house and 2 bedroom cottage completely enclosed by a beautiful mature Arboretum garden with specimens from around the world.

Wonderfully renovated and decorated, the properties currently operate as a successful gite business and are bound to appeal to buyers wishing to do the same or to have a wonderful large home and top up income in delightful surroundings.

All furniture, garden furniture, linen, kitchen contents, business website and domain and garden equipment to be included in the sale (excluding some specific personal items).



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Beautiful countryside home within walking distance of the centre of a sleepy Berrichone village with restaurant and village store.

Via a secluded village road, you access the property which has a large house surrounded by wonderful gardens complete with trees from all over the world. The mature gardens were planted by previous owners who carefully documented the date and species of the many trees in the Arboretum.

Via the very large entrance hall and stone staircase to the left - the entrance hallway accesses a large bathroom to the rear complete with roll-top bath and separate shower. beyond a separate WC and laundry room plus a small child's bedroom and then back through to the hall. To the left via a small corridor, two bedrooms - 1 to the rear and 1 to the front then leads onto the full width lounge with dual aspect patio door (double glazed front and rear). The 23m<sup>2</sup> lounge leads to a further dining room and separate fully equipped kitchen with rear hallway to terrace and views of the garden.

Up the stone staircase and opening to a large landing - there are 2 lovely bedrooms one family size, Shower room and separate WC with a doorway leading to a 33m<sup>2</sup> floored loft area and leading to a similar sized area (insulated but not yet floored). These two rooms could offer 50m<sup>2</sup>+ additional living space if converted.

Wrapped around the property are lawns, wood stores and mature trees.

The separate...