

Large farmhouse with further potential in the Cher countryside.

EXCLUSIVE



## INFORMATION

Town:	Saint-Saturnin
Department:	Cher
Bed:	4
Bath:	2
Floor:	183 m <sup>2</sup>
Plot Size:	1010 m <sup>2</sup>



## IN BRIEF

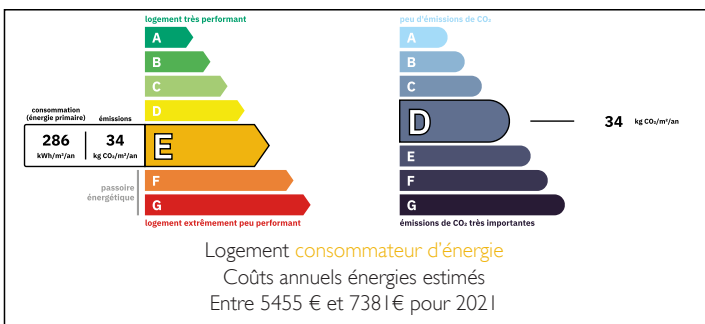
Traditional farmhouse/longere in the Cher countryside offering a large family house with further potential for development.

This large 4 bedroom, 2 living room home is fully double glazed and whilst requiring upgrading and redecoration, offers a very large 146 m<sup>2</sup> detached home in 1010m<sup>2</sup> private gardens with well to the front.

The house is close to the village of St Saturnin with some amenities and also to Chateaufort offering more facilities.

The property is sure to appeal as a large country home, as a second/ holiday home or as a gite in the pretty Cher countryside.

## 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

With double glazing and gas central heating, this detached house is perfectly habitable but could benefit from upgrading and redecoration throughout.

In addition, there is a cellar and loft space which could be further developed offering further living space.

The main entrance opens to a large fully fitted kitchen with bedroom to the side, rear hallway to a further bedroom and bathroom down a small set of stairs. From the other side of the kitchen you enter a 25m<sup>2</sup> lounge with staircase to the upper floor which has a huge 29m<sup>2</sup> bedroom suite with bathroom facilities at the far end.

Back to the kitchen and further doorway opens to a stairwell down to a large cellar space and backdoor to the garden. the staircase also rises via a hatch to a large 10.3m<sup>2</sup> room which could easily be converted into another bedroom.

From the lounge with the staircase - the longere continues with a huge living space of 45m<sup>2</sup> with a further mezzanine area and double patio doors to the front into a terrace area. Beyond there is a further bedroom of 16.3m<sup>2</sup>.

Gardens to the front and back of the property with a well in the front garden and sheds to the side.

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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 foncière:	170 EUR
Taxe habitation:	EUR

## NOTES