

## Large traditional country house in pretty artisan hamlet in the Cher



## INFORMATION

Town:	Le Châtelet
Department:	Cher
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	867 m2

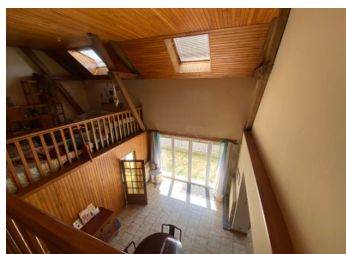
## IN BRIEF

Very large, well-maintained country house located in a pretty, artisanal hamlet near Châtelet.

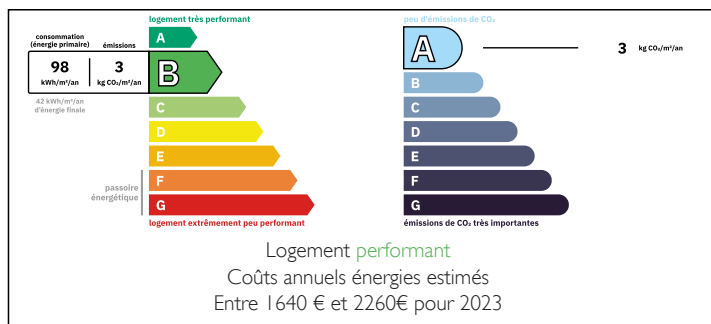
A former house and barn, this converted property offers three large living rooms, two separate fitted kitchens, two shower rooms (one with a toilet), two separate toilets, a garage, a cellar, living areas, five bedrooms, and a mezzanine lounge/office with a cathedral staircase leading to the large living/dining room below.

The 867 m<sup>2</sup> garden, just a short walk from the property, is fully enclosed and features a shed, fruit trees, and attractive shrubs.

This wonderful, well maintained and modernised home is bound to appeal to large families, potential gite or B&B owners or to artists looking to combine living and working spaces within an artisan community in the Cher.



## 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 foncière: 900 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This large 200 m<sup>2</sup> house combines a traditional country home and converted barn which offers two family homes combined and connected via a further central living space.

The property is entered via gates to a small paved entrance to the original barn with attached garage to the side.

Entering into the kitchen with internal garage access and separate WC to the rear, the fully equipped kitchen then accesses to a large living/dining room with vaulted ceiling and staircase with mezzanine to the upper floor and pretty french doors opening to the front South Easterly orientation.

The mezzanine provides a large living room/office space leading to a bedroom, shower room and separate WC with a further very large bedroom on the other side of the vaulted staircase.

There is a second living space open plan to the dining area with inset woodburning stove feature fireplace and windows to the front.

Up a few stairs, is the entrance to the original country house and a further Lounge via double french doors with two small cupboards either side of the stairs.

The large Lounge has windows to the south west elevation and a further insert wood burning stove feature fireplace. and staircase to 3 good sized bedrooms and WC.

A further fully fitted kitchen and a tiled shower room with WC are also accessed from the lounge.

A short walk from the property is a fully enclosed garden with trees and shrubs and a wooden shed perfect for relaxing and with...