

## Charming Country House with Barn, Workshop & Renovation Potential on 5901 m



## INFORMATION

<b>Town:</b>	<b>Bussy</b>
<b>Department:</b>	<b>Cher</b>
<b>Bed:</b>	<b>3</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>145 m2</b>
<b>Plot Size:</b>	<b>5901 m2</b>



## IN BRIEF

Charming 3-bedroom country house with attached barn and workshop, set on 5901 m<sup>2</sup> of peaceful land in a quiet hamlet near Bussy (Cher, 18).

Offering approx. 145 m<sup>2</sup> of living space, it features a spacious kitchen/dining room, large lounge, bathroom, and a converted attic bedroom. A ruined stone house on the land offers renovation potential (subject to permissions). Benefits include gas central heating and a good roof.

Located just a short drive from Dun-sur-Auron—a lively market town with shops, restaurants, schools, and weekly markets. The area is surrounded by beautiful countryside, ideal for walking, cycling, and enjoying nature, yet remains easily accessible from Bourges and the A71 autoroute.

## 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:	423 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

This charming country home is set on a peaceful 5901 m<sup>2</sup> plot in a quiet hamlet near Bussy, in the Cher department (Centre-Val de Loire region), offering approx. 145 m<sup>2</sup> of habitable space. The property also includes an attached barn, a workshop, and the ruins of a second stone house—presenting exciting potential for renovation or development (subject to the relevant permissions).

The layout includes:

Ground floor:

- A spacious open-plan kitchen and dining area (43.6 m<sup>2</sup>)
- A bright, generous lounge (34.4 m<sup>2</sup>)
- Two bedrooms (8.5 m<sup>2</sup> and 10.6 m<sup>2</sup>)
- A bathroom and a separate WC

First floor:

- A large converted attic room (approx. 48 m<sup>2</sup>), ideal as a third bedroom or additional living space
- The attached barn and workshop provide plenty of room for storage, hobbies, or further conversion. The ruined stone house adds even more value and flexibility, offering a project for those looking to expand or create guest accommodation (subject to planning).

The house benefits from gas central heating and a roof in good condition. Structurally sound, the interior would benefit from some refreshment to bring out its full potential.

Location & Area:

Situated in a quiet, friendly hamlet surrounded by rolling countryside, this property offers the perfect blend of tranquility and convenience. It's just a short drive to Dun-sur-Auron, a historic market town with a full range of amenities including supermarkets, shops, restaurants, cafés, a swimming pool, medical facilities,...