

## Spacious 4-bedroomed family home on a plot of 1600m



## INFORMATION

Town:	Moulins-sur-Yèvre
Department:	Cher
Bed:	4
Bath:	2
Floor:	171 m <sup>2</sup>
Plot Size:	1600 m <sup>2</sup>



## IN BRIEF

This lovely contemporary home offers an exceptionally spacious open-plan living area. The ground floor flows seamlessly from the entrance into the living room, kitchen, and dining area, creating the perfect space for family life, entertaining, and social gatherings with friends and relatives.

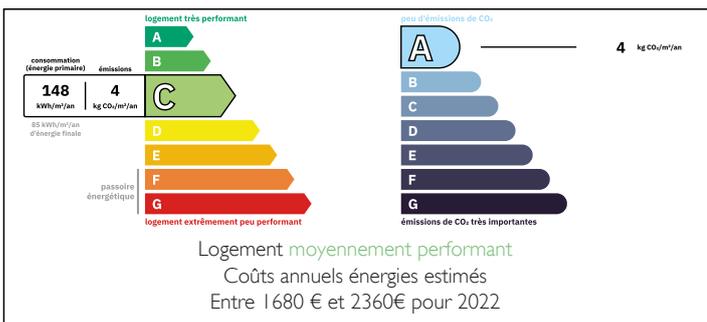
It features four generously sized bedrooms, two bathrooms, separate WCs, and a large first-floor mezzanine overlooking the ground floor, ideal for a study, reading area, or lounge.

The property is filled with natural light, enhanced by large patio doors opening to a rear garden and a paddock leading down to the Yèvre river, providing peaceful, scenic views.

Ready to move into, it perfectly combines modern comfort, style, and tranquility.

Set in Moulins-sur-Yèvre, a friendly village with shops, schools, and a close-knit community, just 15 minutes from Bourges with excellent services, culture, and convenient transport links.

## 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

This lovely contemporary home offers an exceptionally spacious open-plan living area. The ground floor layout flows seamlessly from the entrance into the living room, kitchen, and dining area, creating an ideal space for family life, entertaining, and social gatherings.

It offers four good sized bedrooms, two bathrooms and separate WC's . It boasts a large first-floor mezzanine overlooking the ground floor.

The property is filled with natural light, enhanced by large patio doors that enjoy open views across the rear garden and a paddock which leads down to the river Yvere.

This house is ready to move into, it is an exceptional property that offers a perfect balance of modern living and peaceful surroundings. It is ideally suited for those looking for a great family home, working locally or commuting to Bourges, which is just 15 minutes away, providing a wonderful place to relax and unwind at the end of the day.

The house benefits from electric security gates, a good sized driveway for parking, and a double garage. Designed with energy efficiency in mind, the property includes solar panels and modern systems to optimise electricity consumption. The build has been thoughtfully planned, resulting in a well-organised, high-quality family home.

There is a rare additional benefit for the opportunity to purchase, for a very modest fee, approximately one hectare of land directly to the rear of the property with independent access. There is also an additional plot of land to the left-hand side of...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES