

## Authentic French charm cottage in the heart of the Cher



## INFORMATION

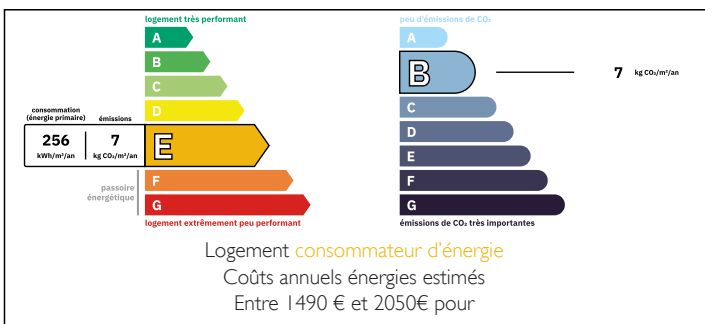
Town:	Herry
Department:	Cher
Bed:	3
Bath:	1
Floor:	125 m <sup>2</sup>
Plot Size:	570 m <sup>2</sup>

## IN BRIEF

Charming move-in ready house in a peaceful hamlet in the Cher. This authentic French home features three bedrooms, a 35 m<sup>2</sup> kitchen/dining area, a 35 m<sup>2</sup> living room, terrace, separate garden, and a large barn with parking and storage space. Ideal as a primary residence or holiday home, it combines original charm with modern comfort and offers a quiet base to enjoy the region's nature, culture, and gastronomy.



## 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.



## DESCRIPTION

Charming Move-In Ready House in the Heart of the Cher

Discover this charming and characterful house, beautifully located in a peaceful French hamlet in the Cher. Anyone dreaming of life in “La Douce France” will find the perfect combination of tranquility, charm, and comfort here.

Authentic move-in ready house with barn, terrace, and separate garden — ideal as a primary residence or holiday home.

This charming French home combines original details with modern comfort. It features three full bedrooms, a spacious and comfortable 35 m<sup>2</sup> kitchen/dining area, a lovely 35 m<sup>2</sup> living room, and a beautiful terrace inviting you to relax and enjoy the outdoors.

Directly opposite the house is a large barn with excellent parking facilities and plenty of space for storage, hobbies, or converting into a studio or workshop. The property also includes a separate garden, perfect for gardening enthusiasts or creating a vegetable patch.

Located in a quiet hamlet with six other houses, it provides an ideal base for relaxation, outdoor experiences, and exploring the region’s rich culture and gastronomy. The house is ready to move into, making it an attractive option for either a permanent home or a holiday retreat.

Enjoy the tranquility, space, and authentic French atmosphere — living as it was meant to be.

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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 habitation: EUR

## NOTES