

Character farmhouse with artist's studio, workshops and gardens, 10 minutes from station with line to Paris.



INFORMATION

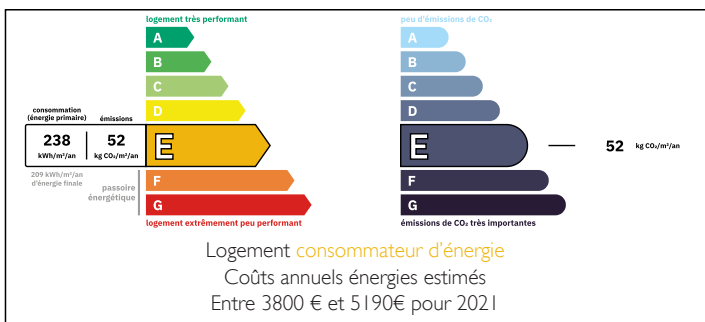
Town:	Savigny-en-Sancerre
Department:	Cher
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	8093 m2



IN BRIEF

Charming traditional stone farmhouse with large gardens and substantial workshop space, located in a peaceful hamlet just 10 minutes from Cosne-Cours-sur-Loire. Set behind iron gates, the property enjoys privacy, countryside views and roofs in excellent condition on both the house and barn. Full of original character, the house features exposed beams, terracotta floors, vaulted ceilings and a magnificent fireplace. The spacious living room opens onto a terrace overlooking the gardens, while upstairs are two large bedrooms with development potential. Outside, the grounds include a well, mature trees and two attractive tree-lined avenues. A major feature is the detached barn divided into three workshops, including a beautifully designed artist's studio with bespoke glass-brick entrance and mezzanine space. A rare opportunity for buyers seeking a peaceful rural home with creative potential.

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.



NOTES

DESCRIPTION

Traditional stone farmhouse with character features, extensive workshop space and beautiful gardens, situated in a peaceful hamlet just 10 minutes from Cosne-Cours-sur-Loire and only 15 minutes from the famous wine village of Sancerre.

Set behind iron entrance gates and surrounded by countryside, this charming property offers privacy, generous outdoor space and substantial outbuildings, while remaining within easy reach of shops, restaurants and rail connections.

The house and barn both benefit from roofs in excellent condition and the property retains many authentic features including exposed beams, stonework, terracotta flooring, vaulted ceilings and a magnificent open fireplace.

The entrance hall leads into a spacious and beautifully presented living room with impressive ceiling beams, windows to the front aspect, and patio doors opening onto a terrace overlooking the gardens to the rear. A large traditional fireplace creates a warm focal point to the room. A stone staircase leads to the first level of the property.

Leading off from the entrance hall to the left, you will find the shaped kitchen which is positioned to the front of the property and offers generous space for storage, cooking and a family sized dining table.

A large ground-floor shower room with WC completes the downstairs accommodation.

Upstairs, the landing leads to two substantial bedrooms with vaulted ceilings and exposed beams, each enjoying windows to multiple aspects of the property with views over the surrounding gardens and countryside. The generous proportions of both rooms offer excellent flexibility for future development, including the possibility of creating additional bedrooms...