

Super 3 bedroom detached village house with underbuild garage, large plot with Commercial Building & office

EXCLUSIVE



INFORMATION

Town:	Culan
Department:	Cher
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	0 m2

IN BRIEF

Beautiful and spacious 3-bedroom house with a huge underbuild garage and an attic suitable for conversion, located in a charming village close to all amenities.

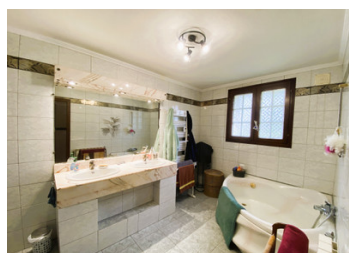
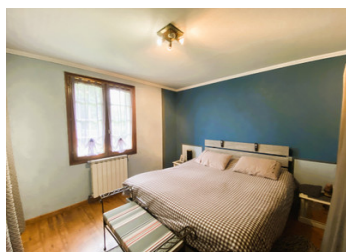
Nestled in a quiet location, away from the main road, it boasts an exceptionally large and private garden. The house comprises a bedroom and bathroom on the ground floor, as well as two further bedrooms upstairs and a very large room currently used for storage and ready for conversion. It also features a large living/dining room and a separate, fully equipped kitchen.

The basement includes a huge garage with space for several vehicles, a cellar, a laundry room, a shower room, and a toilet, offering the possibility of creating an additional bedroom.

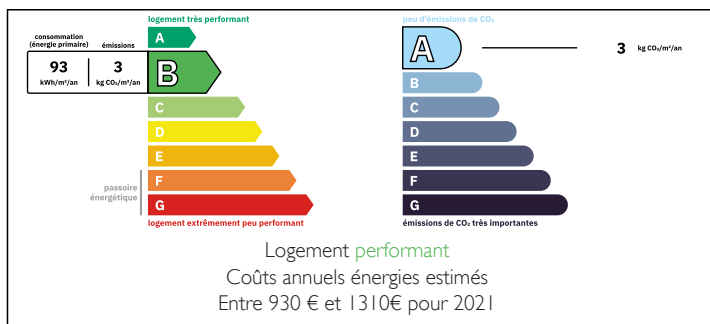
The owner also has a very large hangar/commercial

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.



ENERGY - DPE





DESCRIPTION

This property offers excellent village living with all commerce available including bank, pharmacy, bakery, cafes, florist, antiques, medical centre, post office, garages, agriculture enterprises and market days.

This pretty medieval village in the Cher has a large chateau and surrounding old village overlooking a beautiful viaduct and very close to the Lake of Sidiailles offering beach, watersports and glorious walks in peaceful surroundings.

Between the large towns to St Amand to the north and Montlucon to the south, the property offers ideal accessibility for commuters who work in the area but also those looking to establish their own enterprise in a village with excellent through trade.

The Commercial building is on an adjacent plot of land with direct access to the house but can be sold separately if required. The building offers a large single area and workshop with a fully equipped office internally for administration.

The house has pretty gardens wrapped all around and with vehicle access to the side direct to the underbuild garage with electric doors and manual door for foot access. The underbuild extends the full length and breadth of the house with space for several vehicles. It also has a wine cave, shower room, separate W/V, workshop area and a room currently used as a laundry area but with windows to the rear and possibly suitable for additional living space. An internal staircase leads to the ground floor.

The ground floor opens from the front to a main hallway accessing the...

LOCAL TAXES

Taxe habitation: 1272 EUR

NOTES