

Charming country farmhouse with garden



INFORMATION

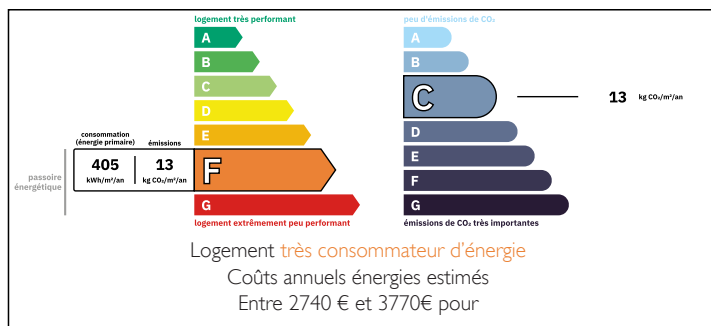
Town:	Saint-Léger-le-Petit
Department:	Cher
Bed:	2
Bath:	2
Floor:	102 m2
Plot Size:	2895 m2

IN BRIEF

Charming traditional farmhouse offering approximately 102 m² of living space in a peaceful countryside setting near La Charité-sur-Loire and the River Loire.

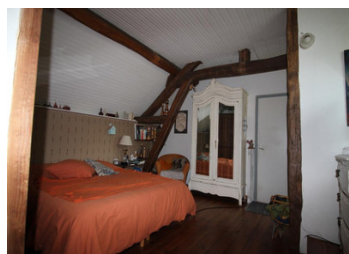
The property features a fitted kitchen, a bright living room with a fireplace, two bedrooms, a bathroom, a utility room, a workshop, and a garage. Set on approximately 2,800 m² of private gardens with a recently renovated roof, it is an ideal permanent home or countryside retreat.

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

Nestled in peaceful countryside, this beautiful traditional farmhouse offers the perfect blend of rustic charm and modern comfort. With approximately 102 m² of living space, it provides a warm and welcoming atmosphere, just a short distance from La Charité-sur-Loire and the River Loire.

On the ground floor, the property features a fitted kitchen, ideal for everyday living and entertaining, together with a bright and airy living room centred around a fireplace with an insert, creating a cosy focal point. This level also includes a practical utility room and a shower room with WC.

Upstairs, the house offers two bedrooms and a family bathroom, making it ideal for a couple, a small family, or as a peaceful countryside retreat.

Additional features include a workshop and a garage, providing ample storage and space for hobbies or DIY projects. The roof has been recently renovated, offering peace of mind for years to come.

Set on a generous plot of approximately 2,800 m², the property enjoys a large private garden surrounded by nature, providing privacy, tranquillity, and a wonderful outdoor setting. A perfect home for those seeking an authentic rural lifestyle in a beautiful location.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES