

Super 3 bedroom detached village house with underbuild garage with a large garden and driveway

EXCLUSIVE



INFORMATION

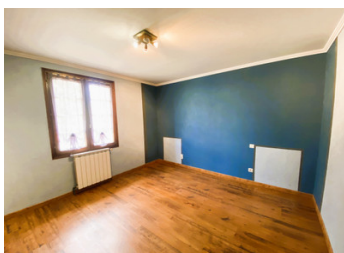
Town:	Culan
Department:	Cher
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	1359 m2

IN BRIEF

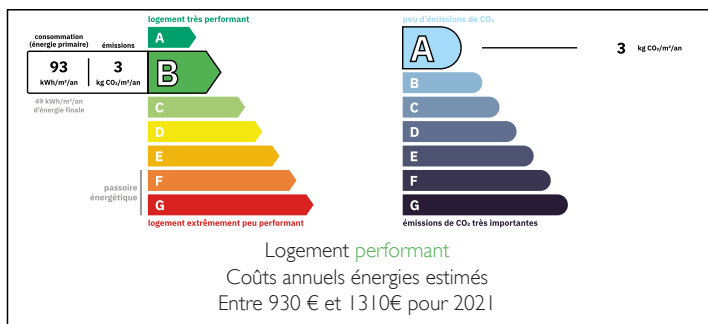
Beautiful and spacious 3-bedroom house with a huge underbuild garage and an attic suitable for conversion, located in a charming village close to all amenities.

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.



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 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 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 large Lounge/Dining room (with bar area), the separate fully equipped breakfasting kitchen, a large bathroom, separate WC and bedroom.

The Large Lounge dining room, has a pretty insert wood burner as a focal point, dual aspect doors to...

LOCAL TAXES

Taxe foncière: 746 EUR

NOTES