

Country 3 bedroom house with large mature garden and over 5 hectares of land for horses



INFORMATION

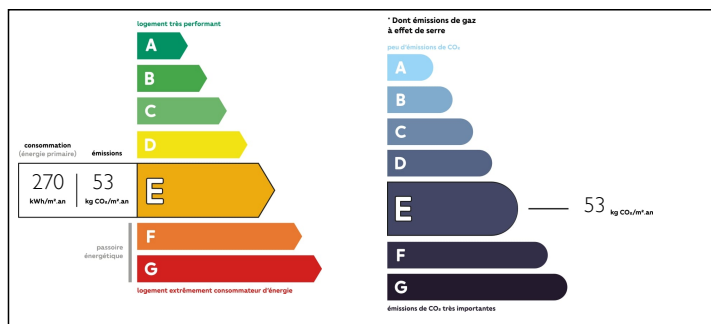
Town:	Touchay
Department:	Cher
Bed:	3
Bath:	1
Floor:	128.44 m2
Plot Size:	59844 m2

IN BRIEF

Hidden away in a picturesque setting just on the outskirts of Touchay, this stunning rural property has plenty of charm with its exposed stone and original beams. The property is in good general condition but offers further renovation potential to create an attached gite. A further 5 hectares of pasture is included with a field shelter for horses.



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.



LOCAL TAXES

Taxe foncière: 390 EUR

NOTES

DESCRIPTION

Entering from the front of the house via a small private drive you have a large lounge/dining area with a wood burner in the original fireplace, from here you enter the open plan kitchen. There is also a W.C. and a utility room connected to the kitchen.. Access the first floor from the lounge via an old wooden staircase, from the landing area you have 2 bedrooms and a bathroom.

The second part of the house with it's own private access you have access to the former garage, this has the potential to be renovated into an independent kitchen lounge diner for the third bedroom and bathroom that has been created above accessed by an independent staircase.

Attached to the house there is also a large workshop and further storage. The large wrap around garden is completely private and offers fantastic views over open countryside. The further 5 hectares of land is less than 1 km away, this comprises of 2 hectares suitable for making hay and 3 hectares of grazing land for horses and also has a stable and storage for the winter.

The small village of Touchay is known for it's large brocante and Christmas market. Also only five minutes drive from the property is the larger town of Lignieres which is well served with all amenities including bars, restaurants, doctors, dentists, pharmacies many shops and a lively weekly market. There are regular meetings at the nearby racecourse and an abundance of chateaux and...