

A charming detached farmhouse with 3 bedrooms and 2 hectares of land (over 5 acres) located 280 metres from the road with no neighbours. It has been...



INFORMATION

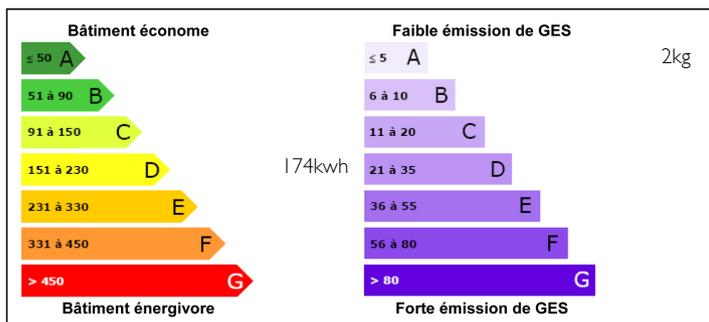
Town:	ST SATURNIN
Department:	Cher
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	21466 m2

IN BRIEF

Set off a quiet road and accessed by its own country lane, this house offers comfortable accommodation in the heart of the Berrichonne countryside. A large fireplace with woodburning stove heats the large but cosy living room. A good sized kitchen gives access to the garden, while stairs lead to the first floor accommodation of 2 large bedrooms. Outside there are two good sized outbuildings for wood or storage. The house is set in its own grounds of 2.15 ha, with the nearest neighbours situated 280 metres away. It is well located for access to the larger town of Chateaufort, Boussac & La Chatre.



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

Property in more detail:

GROUND FLOOR:

KITCHEN: (3.45 x 2.96) with laminate flooring, fitted kitchen with integrated appliances, beamed ceiling, double glazed entrance door.

DINING ROOM: (2.56 x 4.58) with laminate flooring, beamed ceiling, double glazed window and cupboard

BATHROOM: (1.29 x 2.62) with tiled floor, double glazed window, shower, washbasin, electric radiator

SEPARATE WC

CLOAKROOM: (2.34 x 1.11) with tiled floor, double glazed window

LOUNGE: (5.07 x 6.03) with tiled floor, double glazed entrance door and double glazed window, insert woodburning fire, beamed ceiling

UTILITY ROOM: (3.57 x 2.94) with tiled floor, fitted kitchen units with integrated oven, double glazed window, beamed ceiling

BEDROOM 1: (3.89 x 3.49) with patio doors, beamed ceiling

WORKSHOP: (5.54 x 3.91) with concrete floor

FIRST FLOOR:

LANDING

BEDROOM 2: ((6.69 x 3.72) with wood flooring, 3 double glazed windows, cupboard, exposed A frame

DRESSING ROOM: (2.35 x 3.76) with wood flooring

LOCAL TAXES

Taxe foncière: **65 EUR**

NOTES