

Charming 3 bedroom stone house, garage and barn, garden and woodland. Plot of 1,5 hectares.

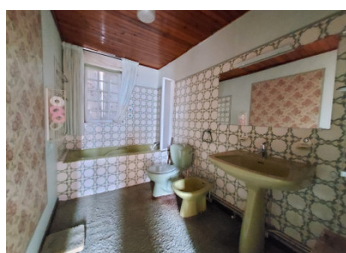


## INFORMATION

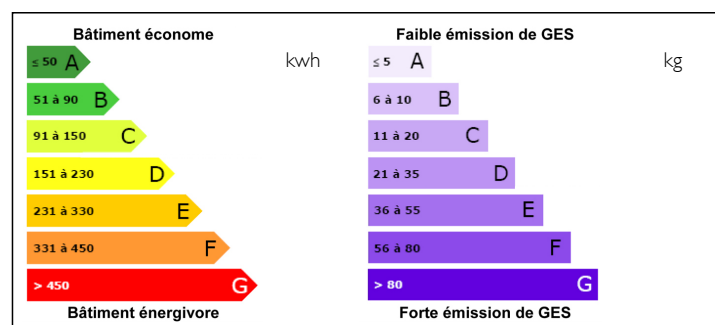
Town:	Faverdines
Department:	Cher
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	16674 m2

## IN BRIEF

This charming stone house is on a plot of 16674m<sup>2</sup> of land. It has good sized living accommodation which is mainly on the ground floor. The house is in need of some work. There is a garage and a barn. Situated in a quiet location with no immediate neighbours. Lovely views. Located in the Bourbonnaise countryside surrounded by many villages, beautiful historic towns, lakes, and wineries this property is ideal for lovers of the outdoors. You have a choice of directions to go where you will find grocery shops, bakers, post offices, etc. At 25km is the beautiful historic town of Saint-Amand-Montrond where you have all the amenities you should need. Also here you will find the Lac de Virlay where there are a number of water activities on offer, and access to the Canal de Berry which is ideal for walking or cycling. 17kms to the A71 and...

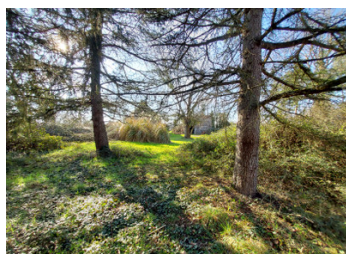


## ENERGY - DPE



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

This property offers in total approximately 120m<sup>2</sup> of habitable space comprising of :

fully fitted kitchen (12m<sup>2</sup>)

back kitchen with plumbing for a washing machine

large lounge (34m<sup>2</sup>) with a woodburning insert and patio doors leading to the front of the house hallway

2 bedrooms (12m<sup>2</sup>, 19m<sup>2</sup>) one is currently used as an office and has a woodburner

bathroom with toilet

airing cupboard

from the lounge stairs lead to the mezzanine (14m<sup>2</sup>) and a bedroom (24m<sup>2</sup>)

Outside you have a garage and a barn, and the land of 16674m<sup>2</sup> is partly woodland. There are mature trees and shrubs, terraces, and stunning views.

The house has electric convectors and storage heaters. There is a septic tank that does not conform. The house is in need of some work, the windows and doors will need changing and the roof needs attention.

This would make a lovely cosy home for someone wanting peace and quiet, yet close to villages and towns.

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

## NOTES