

Large spacious 4 bedroom property split between the original house and recently renovated barn conversion

## EXCLUSIVE



## INFORMATION

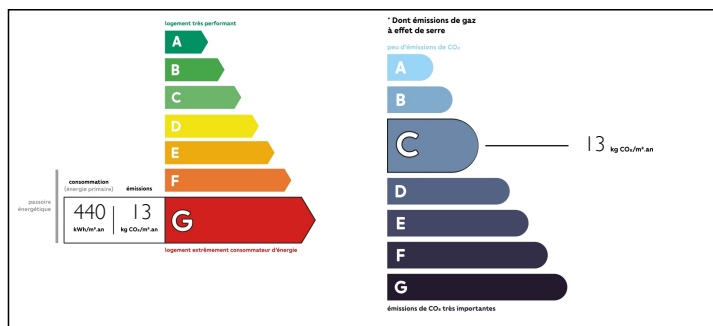
Town:	Trouy
Department:	Cher
Bed:	4
Bath:	4
Floor:	210 m2
Plot Size:	1313 m2

## IN BRIEF

Located in the quiet village of Trouy this property is within walking distance of the local shops and only a short drive from the city of Bourges. Road and rail links are also easily accessible. This area is rich with many local châteaux, forests, lakes, walks and is becoming increasingly popular with tourists from around the world.



## 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

The original house has the kitchen at its centre (3.7m x 6.1m) and benefits from a stunning open fire place and wood burner plus original tiled floor. There is access to the W.C., bathroom and bedroom (3m x 3.2m with double door access to the garden) via a small corridor to one side. To the other side of the kitchen is the living room (6.1m x 3.7m) and a staircase leading up to the second bedroom (3m x 6m). At the back of the house you have a large cellar.

The barn renovation benefits from double glazing throughout and has maintained many original features of the building. The incredible entrance leads you into an open plan kitchen/living space (7.7m x 7.5m) with all of the original features, all plumbing and electrical work has been completed ready for the new owner to fit the kitchen they would choose. The ground floor also benefits from a small porch leading out to the garden and a large newly fitted shower room and toilet.

The stunning wooden stair case leads up to a balcony style landing area with access to both bedrooms and their en suite bathrooms. The first bedroom is massive (7.8m x 5.8m), it has ample room to create a dressing area and has an en suite shower and toilet. The second bedroom (3.8m x 6m) also benefits from an en suite shower and toilet. The large garden of over 1000 m<sup>2</sup> has many mature trees and is fully fenced,...

## NOTES