

Lovely 8 bedroomed property, fully-renovated, in an idyllic rural setting, perfect for B&B.



## INFORMATION

Town:	Le Châtelet
Department:	Cher
Bed:	8
Bath:	3
Floor:	300 m2
Plot Size:	7969 m2

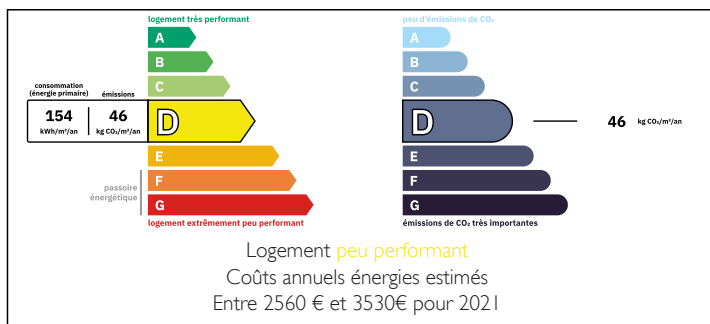


## IN BRIEF

Sympathetically restored over 3 decades by its artisan owner, this characterful house is in two separate parts, but could easily be internally connected if required. Set in almost 2 acres of land, in a tiny hamlet with no close neighbours, this is peace and tranquillity at its best. Shops, services and schools are just 6 kms away at Le Châtelet.

La Châtre and Nohant-Vic, both associated with George Sand and Chopin, are 20 kms-20 mins away, and Le Prieuré d'Orsan, considered to be one of the most beautiful gardens in France, is just 10 minutes up the road.

## 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

### Main House

Enter into the spacious fitted kitchen (22m<sup>2</sup>), with beautiful fireplace, beams and exposed stone walls, and opening onto a cosy dining area. To the right from here, there is a ground floor bedroom with fitted wardrobe, and a bathroom.

The rear of the kitchen leads to a cellier, a toilet, and then a day room of approximately 30m<sup>2</sup> with a large, fitted bar area and sink, and French doors leading to the west-facing decked terrace with its wonderful, far-reaching countryside views, just perfect for al-fresco evening meals.

A beautiful lounge (30m<sup>2</sup>) with vaulted ceiling and a bank of front-facing windows is accessed from both the kitchen and the day room, and from here there is another spacious ground floor bedroom/office (15m<sup>2</sup>) with exposed stone wall, and a bathroom with separate toilet.

An impressive, 2-sided wooden staircase leads from the lounge to the first floor, where there are another four bedrooms with exposed beams, one an incredible space of approximately 45m<sup>2</sup> with 5 velux windows, vaulted ceiling and French doors.

Oil-fired central heating.

### Second House

With its own back driveway, this little house is full of character. A bread oven, second gorgeous fireplace, two good-sized reception rooms, fitted kitchen, utility, bathroom, and two spacious bedrooms upstairs. Electric radiators.

Outside both houses, an electric gate leads to an extensive gravelled courtyard with plenty of room for parking. There are lawned areas on three sides, and an outbuilding useful for storage adjoins the bread oven. There is also a charming, detached

## LOCAL TAXES

Taxe foncière: **847 EUR**

## NOTES