

Large rural family home with an apartment and large, mature garden close to shops and transport links.



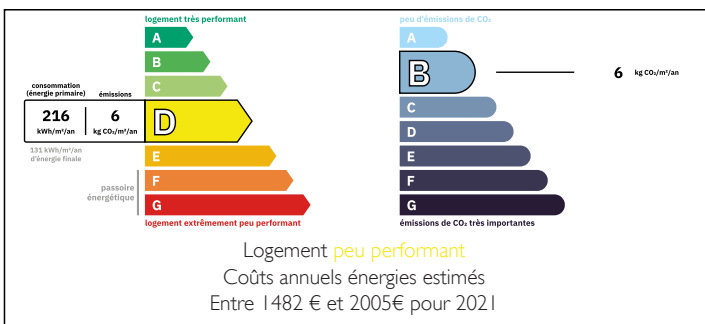
## INFORMATION

Town:	Châteauneuf-sur-Cher
Department:	Cher
Bed:	4
Bath:	2
Floor:	133 m <sup>2</sup>
Plot Size:	6802 m <sup>2</sup>

## IN BRIEF

This large family house is situated in an elevated position overlooking open countryside and set in a beautiful mature garden of over 6,000 m<sup>2</sup>. The property also has a well presented studio apartment, garage/workshop and numerous outbuildings. Situated close to the shops of Chateauneuf-sur-Cher and all the transport links in Bourges.

## 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

Situated off a small country lane you arrive through the gated entrance and up to the house via a newly constructed driveway. To the front of the house there is a beautiful terrace and barbecue area to enjoy the views over the open countryside.

The ground floor comprises a well fitted kitchen with storage to the back, a massive lounge/diner with a very attractive wood burner and access to the staircase to the two upstairs bedrooms. There is a passageway that goes onto a further bedroom, dressing room, laundry room, shower room and toilet.

There is an attached studio apartment with a lounge, small kitchen and shower room and a staircase to a massive bedroom above.

The property also has a barn which is used as a workshop, a building for 2 cars, a dog kennel and several other small outbuildings.

The current owners have made numerous improvements to the property including a new driveway, double glazing throughout with electric shutters, new heating system and septic tank. The garden has also been completely enclosed.

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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