LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A27964CBC18 Price: 996 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (940 000 EUR without fees)

Exceptional Property in France with Two Longères, Pool, Spa & Business Potentia







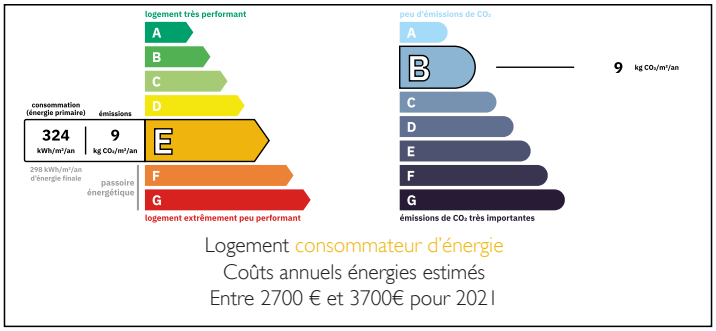








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2700 € et 3700€ pour 2021

INFORMATION

Town:	Blancafort
Department:	Cher
Bed:	7
Bath:	7
Floor:	400 m2
Plot Size:	21515 m2

IN BRIEF

Exceptional Property with Two Longères, outbuildings Spa, Pool and Business Potential
Set in the peaceful countryside of commune of Blancafort, offering an impressive combination of character, space and lifestyle appeal.

Comprising of two beautiful , substantial living and reception spaces, landscaped grounds, an in-ground swimming pool and a private spa area,lake and mini beach creating a wonderful setting for family life, entertaining or a lifestyle business.

Ideally positioned just minutes from Aubigny-sur-Nère and within easy reach of Gien, Sancerre, Bourges and Orléans, the property also benefits from access to golf, vineyards, the Loire Valley and excellent countryside pursuits. Gien railway station provides connections towards Paris, while the A77 gives straightforward access towards the capital.

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.

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LOCAL TAXES

Taxe foncière: **755 EUR**

NOTES

DESCRIPTION

Exceptional Property with Commercial Potential, Wellness Facilities, Swimming Pool and Lake, Cher, Central France

Situated in the beautiful department of Cher, in the heart of central France, this exceptional property offers a rare combination of character, space, privacy and numerous possibilities.

Very well maintained throughout and set within extensive grounds with mature trees and established planting, the property is surprisingly easy to maintain considering its size. It represents an excellent opportunity for those looking for a substantial family home, a property with additional accommodation for family and guests, or a professional or tourism project with genuine potential.
At the heart of the property are two beautiful character longère-style buildings, each offering its own living space.

The first longère could ideally serve as the main residence and offers a particularly welcoming and beautifully presented ground floor, with a large entrance hall, office area, well-equipped kitchen and a large open-plan living space incorporating both sitting and dining areas. The whole space has a warm and characterful atmosphere, with a bedroom and dressing area upstairs, together with a large double bedroom with its own bath.
One of the property's two magnificent open fireplaces is also located in this longère, adding further to the traditional French charm of the home.

The second longère provides substantial additional accommodation and considerable flexibility. With 5/6 bedrooms, 4 bathrooms and living areas arranged over two floors, together with a large open mezzanine incorporating a sitting room, dining area and kitchen space, it could be ideally suited for family...