LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35023SHB18 Price: 246 100 EUR

agency fees included: 7 % TTC to be paid by the buyer (230 000 EUR without fees)

Beautiful renovated stone 'Berrichonne' farmhouse with paddocks

EXCLUSIVE







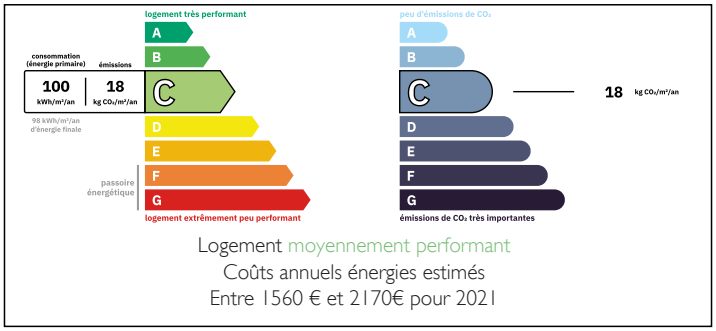








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1560 € et 2170€ pour 2021

INFORMATION

Town:	Vesdun
Department:	Cher
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	27040 m2

IN BRIEF

Beautifully renovated Berry farmhouse near the village of Vesdun (Cher).

The house features a fantastic large living/dining room at the center of the living space with a wood-burning stove and wooden beams throughout.

Fully double-glazed, insulated, and equipped with solar-powered central heating (and income) this flexible 4/5-bedroom and 2 shower rooms house offers modern living in a traditional farmhouse located in a picturesque countryside setting.

The hamlet's location provides a tranquil environment spanning 2.7 hectares with mature gardens and paddocks currently housing horses.

(Actual energy bills can be provided on request and are significantly reduced from the DPE general

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: **1311 EUR**

NOTES

DESCRIPTION

Beautiful renovated Berrichonne farmhouse close to the village of VESDUN (Cher).

The house includes a 8.2m x 4.8m large living/dining room with fireplace and wood stove central situated in the traditional longère farmhouse. A bedroom, an office/further bedroom and kitchen accessed from the lounge with laundry room, wetroom (with wheelchair access) and pantry, make up the ground floor living spaces. In addition, a workshop, two garages, a wood store are accessible in the adjoining building space with courtyard and well (with pump) to the from of the south facing building.

The first floor includes a large mezzanine, three bedrooms and an additional shower room with a spa shower.

The property has mains Water, Electricity, Fiber Internet, Central heating by solar panels (with annual income) with propane gas backup and septic tank. The property is also fully double glazed and renovated throughout in a traditional style.

The detached property is surrounded by a pretty garden with mature trees with an independent double glazed garden room with electricity and garden shower to the rear. In addition, the property is surrounded by meadows suitable for horses. The total land is 2.7Ha and in a tranquil countryside location 3-5km to local villages and shops.

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