LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37273SHB18 Price: 288 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (270 000 EUR without fees)

Beautiful renovated 5 Bedroom stone country house in stunning mature gardens with in ground pool

EXCLUSIVE















INFORMATION

Town:	Saint-Maur
Department:	Cher
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	5969 m2

IN BRIEF

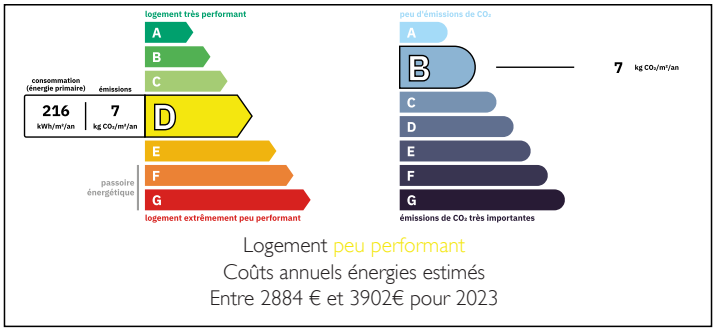
Beautiful 4/5 bedroom fully renovated country house in simply stunning gardens with an in-ground swimming pool.

This fully modernised country home offers a large family home with numerous entertaining spaces both inside and out.

A superb music/yoga studio on the lower ground floor opens to quite magnificent gardens with swimming pool and petanque court.

Large living dining room with an inset wood burner opens to a large veranda kitchen and then onto an outside elevated terrace overlooking the grounds.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2884 € et 3902€ pour 2023

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: **1167 EUR**

NOTES

DESCRIPTION

A simply stunning large country house in a quiet hamlet in the commune of St Maur.

Beautifully renovated and decorated and set in wonderful gardens with an in ground pool and numerous outbuildings make this country house such a comfortable home in an idyllic location.

Entrance gates open to a front parking area with pretty garden and woodshed to the side and pathway around the side of the house down to the lower levels and garage areas. The double glazed veranda entrance provides a practical boot room to the front and opens up to a huge 55m2 living, dining room with inset wood burning stove. A bedroom, bathroom and separate WC make up the rooms on the ground floor which then leads through to a large 29m2 kitchen diner in the double glazed rear veranda which open to the side to a lovely 16m2 terrace.

A wonderful oak staircase winds upwards to the first floor with a galleried mezzanine bedroom and exposed oak beams leading onwards to 3 further bedrooms and family bathroom all beautifully decorated.

Down to the lower ground floor and a large music room, gym, yoga studio leads to cellar spaces under the main house and then to the attached garage with electric doors. Patio doors lead from the studio to the quite magnificent gardens beyond which lead to a further electric gated entrance.

The ground have been tended beautifully with separate areas carefully crafted through mature trees, hedges and shrubs with...