LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37880SHB18 Price: 56 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)

Large detached farmhouse with compliant septic tank in the Cher countryside.







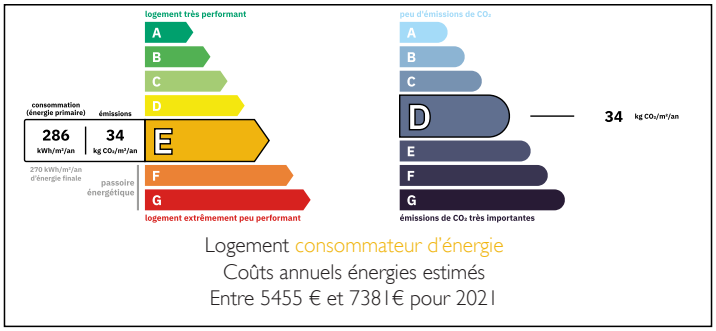








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5455 € et 7381€ pour 2021

INFORMATION

Town:	**Saint-Saturnin**
Department:	**Cher**
Bed:	**4**
Bath:	**2**
Floor:	**183 m2**
Plot Size:	**1010 m2**

IN BRIEF

Traditional farmhouse/longere in the Cher countryside offering a large family house with further potential for development.

This large 4 bedroom, 2 living room home is fully double glazed and whilst requiring upgrading and redecoration, offers a very large 146 m2 detached home in 1010m2 private gardens with well to the front.

With double glazing, wood fired central heating and compliant septic tank - the house has the potential to be a fantastic comfortable home.

The house is close to the village of St Saturnin with some amenities and also to Chateaumeillant offering more facilities.

The property is sure to appeal as a large country home, as a second/ holiday home or as a gite in the

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: **170 EUR**

NOTES

DESCRIPTION

With double glazing and wood fired central heating (gas is also an option), this detached house is perfectly habitable but could benefit from upgrading and redecoration throughout.

In addition, there is a cellar and loft space which could be further developed offering further living space.

The main entrance opens to a large fully fitted kitchen with bedroom to the side, rear hallway to a further bedroom and bathroom down a small set of stairs. From the other side of the kitchen you enter a 25m2 lounge with staircase to the upper floor which has a huge 29m2 bedroom suite with bathroom facilities at the far end.

Back to the kitchen and further doorway opens to a stairwell down to a large cellar space and backdoor to the garden. the staircase also rises via a hatch to a large 10.3m2 room which could easily be converted into another bedroom.

From the lounge with the staircase - the longere continues with a huge living space of 45m2 with a further mezzanine area and double patio doors to the front into a terrace area. Beyond there is a further bedroom of 16.3m2.

Gardens to the front and back of the property with a well in the front garden and sheds to the side. The septic tank was installed in 2003 and is certified as compliant.

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