LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38273ADU18 Price: 234 999 EUR

agency fees to be paid by the seller

Large traditional 5 bedroom house with garden and stunning views located in the centre of a charming village















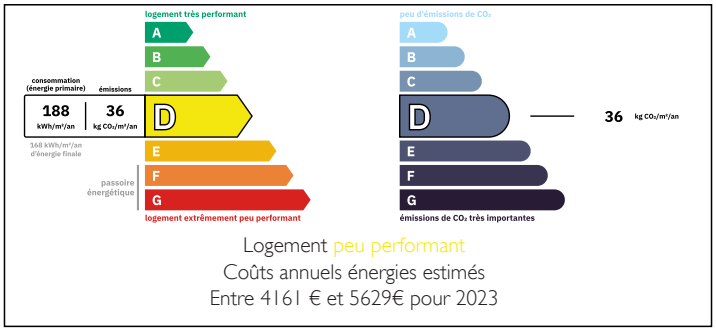
INFORMATION

Town:	Chambon
Department:	Cher
Bed:	5
Bath:	2
Floor:	230 m2
Plot Size:	2599 m2

IN BRIEF

This charming large 5 bedroom house is located in the small attractive village of Chambon, the village is surrounded by stunning countryside and the ideal location for a holiday home. This area is rich with many local châteaux, forests, lakes and walks but also has easy access to all transport links at Bourges, Saint Amand Montrond or Chateauroux. The market towns of Lignieres and Saint Amand Montrond are a short drive from the property and offer a choice of shops, bars and restaurants.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4161 € et 5629€ 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:	**1341 EUR**
Taxe habitation:	**1723 EUR**

NOTES

DESCRIPTION

Formally the village restaurant, this property has been renovated into a charming home and has retained many of its original features. Entry via the large original door to the front of the property you find a long hallway giving access to a large living room with wood burner, a second reception room, the original dining room formally used as a dancing area, toilet, laundry room and the large fully fitted kitchen diner with views and access out to the garden and beyond. There is a further room to the side that is currently used as a boot room when coming in from the garden but could also be converted into an office or a further bedroom.

The staircase leads up to the first floor where you will find the 5 large bedrooms, one with an en-suite bathroom plus a second family bathroom.

To the rear of the property you will find a large patio area with views over open countryside, the garden is an impressive 3000 m2 but has been designed with easy maintenance in mind.

All measurements are approximate.

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