LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A38524SHB18 Price: 318 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (300 000 EUR without fees)

Magnificent 18th century converted Longère in elevated position commanding wonderful views across the Cher







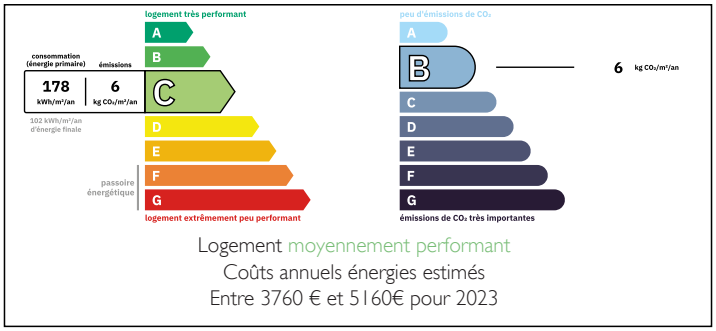








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3760 € et 5160€ pour 2023

INFORMATION

Town:	**Marçais**
Department:	**Cher**
Bed:	**6**
Bath:	**2**
Floor:	**250 m2**
Plot Size:	**23444 m2**

IN BRIEF

Beautifully renovated 18th-century Longère with stunning views overlooking the Cher countryside.

This very large 6 bedroom, 2 bathroom home has been carefully and tastefully renovated from a shell to a quite magnificent country house.

Dining and living rooms at 45m2 and 50m2 respectively provide amazing living and entertaining spaces which also retain the historic features of the barn with inglenook fireplace and beams throughout.

No expense has been spared in the conversion and renovation by the current owners who use the property as a second home and occasional luxury gite in the wonderful Centre Val de Loire.

Conveniently located just 7km from the main Paris Clermont autoroute and facilities in the nearby St Amand Montrond, the country home offers

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:	**496 EUR**
Taxe habitation:	**532 EUR**

NOTES

DESCRIPTION

This 250 m² house combines history and historic features with modern comfort thanks to a comprehensive renovation program carried out by the current owners.

A new roof, insulation, double glazing, and renovations have been completed to create a magnificent 6-bedroom, 2-bathroom property with a custom-made blond oak staircase sourced from the Tronçais forest. The immense open fireplace in the nearly 50 m² triple-aspect living room, with its original bread oven, creates a magnificent 18th-century feature. A pellet stove heats the 45 m² dining room, which serves the entire house. Underfloor heating is also provided throughout the ground floor, adorned with magnificent travertine and historic terracotta tiles reclaimed from the region.

On the ground floor, the entrance hall and cloakroom open onto a bedroom and a bathroom with a separate WC. The hall also leads to the large dining room (with stairs leading upstairs), with an open-plan kitchen opening onto a boiler/laundry room. The dual-aspect dining room is equipped with a corner pellet stove installed this year and leads to the large triple-aspect living room.

On the first floor, a beautiful staircase leads to two adjacent spaces, which could be used as an office/library and a games area. There are five large, beautifully decorated bedrooms, a family shower room, and a separate WC. Another 18.6 m² room, converted into a storage room with a low ceiling, provides attic space but could easily be converted into a seventh bedroom with an en-suite bathroom. The front bedroom opens onto...