

Super farmhouse with large grange, attached hanger, stables and 1.8 Acres land in the Allier countryside.



## INFORMATION

Town:	Sidaillles
Department:	Cher
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	7479 m2



## IN BRIEF

**\*\*UNDER OFFER\*\*** This is a fantastic property on a good 1.8 acre plot with fantastic outbuildings.

The 2 bedroom farmhouse with large grange, attached hanger, stables is in a great location close to the lac de sidaillles in the Allier countryside.

Comprising, large living space, kitchen, 2 bedrooms, further small room, shower room with WC, external accessed boiler room and WC, cellar, convertible loft space, the farmhouse offers flexible living accommodation and development potential.

The property benefits from a very large barn and hangar with attached stables suitable for equipment and animals.

1.8 acres of land bordered by oak trees and with useful paddock space to the rear has a well in the front garden and is sure to appeal to those looking

## ENERGY - DPE

DPE not required.

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.



## DESCRIPTION

The farmhouse opens to a large 31m<sup>2</sup> living/dining room space with a window to the front courtyard area. There is a separate kitchen with old bread oven to the rear with a doorway down steps to the rear garden area. There is a small 7m<sup>2</sup> room/small bedroom space with a window to the side of the property off of the rear kitchen.

Off the lounge to the left is a large 16m<sup>2</sup> room currently used as a Lounge but equally suitable as a bedroom with two windows to the front of the property with a further 15m<sup>2</sup> bedroom to the rear.

Leading from the bedrooms is a very large tiled shower room with WC.

At the rear of the property there is a boiler room with WC accessible externally.

There is also an external staircases leading to a large loft with potential for a further 60m<sup>2</sup> of habitable space.

There is also a 26m<sup>2</sup> cave under the house with very useful storage.

The large barn of approx 250m<sup>2</sup> floor space has an attached hangar of 84m<sup>2</sup> suitable for tractors and large vehicles and an attached stable block of 40m<sup>2</sup>.

The grounds surround the property, bordered by woods and old oak trees. A paddock is located at the rear of the barn and useful well and storage tank is located in the front courtyard.

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

## LOCAL TAXES

**Taxe habitation: 374 EUR**

## NOTES