LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41117SHB18 Price: 899 999 EUR

agency fees included: 6 % TTC to be paid by the buyer (849 056 EUR without fees)

Fantastic Estate of 28Ha with B rated house, 2 gites, Hangar, Barns, no neighbours and 360 views in the Cher

EXCLUSIVE







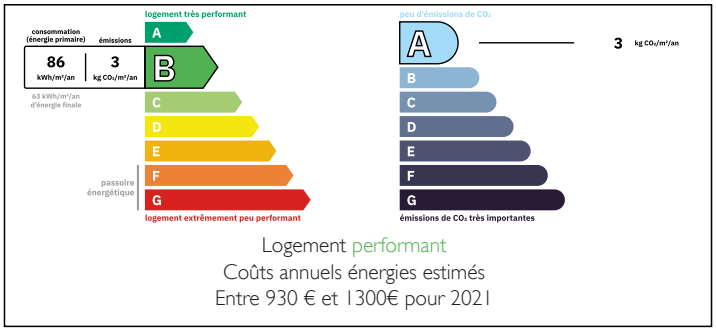








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 930 € et 1300€ pour 2021

INFORMATION

Town:	Épineuil-le-Fleuriel
Department:	Cher
Bed:	9
Bath:	4
Floor:	265 m2
Plot Size:	286444 m2

IN BRIEF

Quite breathtaking property in an elevated position surrounded by nature and with 28 Ha of private grounds.

The beautifully renovated 5 bedroom house which has been wonderfully renovated with a B energy classification, is accessed via a 600m long private driveway through the grounds. Adjacent to the house is a detached building converted into two self contained gites that when combined can sleep up to 12 people.

The quite magnificent land wraps around the entire property in all directions and has large outbuildings and could be perfect for a number of residential and business possibilities.

Sure to appeal to those in search of a large country property, equestrian property or country estate in wonderfully beautiful and peaceful surroundings.

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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NOTES

DESCRIPTION

This beautiful estate comprises of fantastic country home, gite & B&B business, with multiple outbuildings which operates from 2 houses, several barns and hangers and on over 28 Hectares of land with 360 uninterrupted views.

The main house has 5 bedrooms (1 used as an office), a large open plan Lounge/kitchen/diner and a separate B&B room and bathroom located on the ground floor and with disabled access. The house is all fully double glazed with modern central heating and a focal wood burner.

The Gite is actually 2 - they can be connected and offer accommodation for up to 12 people. Gite 1 has a lounge/dining kitchen with bedroom and shower room with WC and with sofa bed offering accommodation for 4.

Gite 2 also has a large lounge, kitchen/diner , 3 bedrooms, large shower room and separate WC and is able to accommodate 8.

An agricultural hangar offers 700m2 space with bays separating the space into workshop and storage or stabling areas, grange with near 100m2 and appentis with a further 224m2.

Above the Gite is also a further 135m2 of potential living space to extend the business if required. All contents of the Gites are included in the sale.

The lands are spectacular with no neighbours and offering complete tranquility and stunning views in all directions. The pretty gardens and terraces offer excellent outside dining and living spaces and with an overground pool. Rolling fields are lead onwards to...