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IMMOBILIER INTERNATIONAL

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Ref: A44449SHB18 Price: 39 995 EUR

agency fees included: 6600 € TTC to be paid by the buyer (33 395 EUR without fees)

Terraced cottages in Cher village with 4 bedrooms, attached barn and lofts for development

EXCLUSIVE







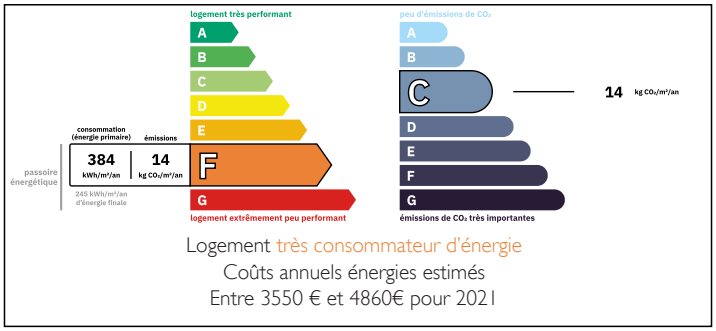








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INFORMATION

Town:	Saulzais-le-Potier
Department:	Cher
Bed:	4
Bath:	1
Floor:	128 m2
Plot Size:	501 m2

IN BRIEF

A large terraced property located in a pretty Cher village with cafe, bakery, library, shop and French services centre,.

The property, originally two cottages accessed via central hallway provides numerous possibilities with development to create a large 4/5 bedroom family home or possibly 2 seperate gites with a large courtyard garden and outbuidings.

The house until very recently was habited just on the ground floor as a 2 bedroom, Lounge, dining kitchen and bathroom property.

The upper floor of the larger building has 2 adjoining bedrooms and a further staircase leads to a very large loft that could be developed subject to the necessary planning permissions.

From the rear doors the large courtyard garden is

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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

The property is entered from the front into a central hallway which leads to the rear garden and outbuildings.

The Lounge is accessed from the central hallway into the larger house which has a focal woodburning stove and double glazed windows to the front. The kitchen/dining room is accessed to the rear of the lounge and has a staircase to the upper floor, feature wood-burning stove and double glazed window and door to the outside courtyards garden.

Across the central hallway are connected bedrooms with one having direct access to the garden. There is also a very large bathroom with walk-in shower, electric hot water tank and window to the front of the property.

Up the staircase from the kitchen there are two connected bedrooms. The owner did not use them more recently but they can easily be integrated back into the house and the insulation on the floor removed.

Up a further staircase is access to the large full length loft which could offer another 36m2 of habitable space subject to permissions or very useful storage.

The rear garden is fully enclosed and also has access to a large barn of 39m2 and with a further loft access over the smaller of the cottages offering a further 36m2 of storage or indeed further development potential.

The property is sure to appeal to those looking for a large family home, two smaller houses, holiday home/homes or gite potential in a pretty village location with amenities....