

Charming guesthouse and holiday cottage Chambord A pretty village in the Cher department, 1½ hours from Paris



INFORMATION

Town:	Bourges
Department:	Cher
Bed:	7
Bath:	7
Floor:	500 m2
Plot Size:	7069 m2

IN BRIEF

LEGGETT Immobilier & Bruno Debain, estate agent in the Centre-Val de Loire region (Chambord), presents:

Business with excellent turnover of €125,000 in 2025

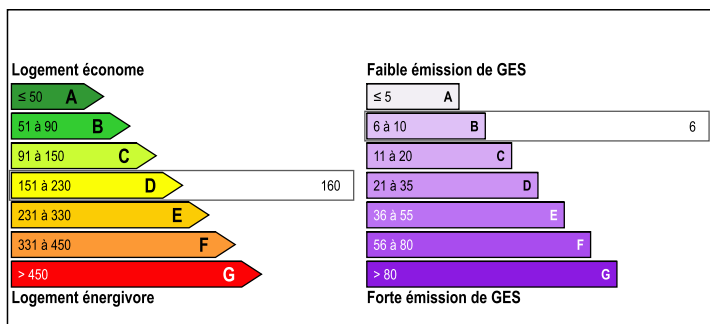
Set amidst unspoilt natural surroundings in the heart of the authentic Berry region, this charming, secluded estate embodies the French art of living. Combining understated elegance with a soothing atmosphere, this property offers a rare experience, where every detail has been carefully considered to appeal to guests seeking serenity, refinement and authenticity.

An inspiring and authentic place to live

The charm is immediately apparent upon entering the property. Ancient stonework

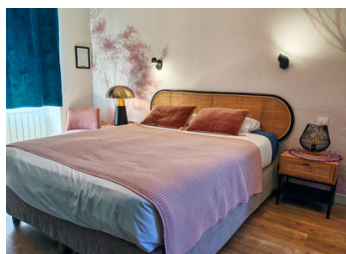
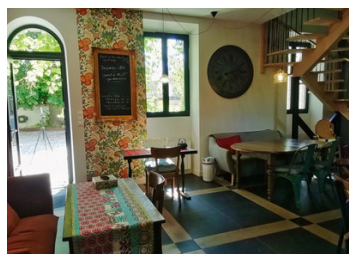
Very attractive guest houses. Ideally situated in the Cher department, on the edge of the Sologne region and the Berry Canal, 1 hour from Chambord and Beauval Zoo

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2513 EUR

NOTES

DESCRIPTION

Property Overview

Main House

The main residential house, which is completely self-contained, comprises a beautiful combined living and dining area with an open-plan kitchen, two bedrooms – one with an en-suite shower room and the other with a shower room and separate toilet – a study, a reception area or client office, and a utility room; as well as several storage rooms. There is also a small cellar beneath the kitchen pantry.

The detached holiday cottage (approx. 100m²)

*On the ground floor: a dining room, a lounge, a bedroom, a kitchen, a shower room and a separate toilet.

Joining guest room

A self-contained guest room is situated in an annexe, equipped with a shower room and separate toilet, as well as a small private courtyard which can be further developed to suit your preferences (garden furniture, private spa, etc.)

A lovely garden with a lime tree, a rare and inspiring natural setting, and beautiful flowers

The garden, offering an unobstructed and charming view of the village church, provides a peaceful setting with no overlooking neighbours. An ideal place to recharge your batteries, where time seems to stand still.

Wooden terrace and gravel

*Upstairs, a very large family suite comprising several rooms: a lounge, a kitchenette, two bedrooms – one with a shower room and separate toilet in the corridor, the other with a separate shower room and toilet.

Guest accommodation

A living area with a utility room and a lounge...