LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46577ADU18 Price: 172 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 000 EUR without fees)

Charming 5 bedroom traditional farmhouse property with garage and private drive















INFORMATION

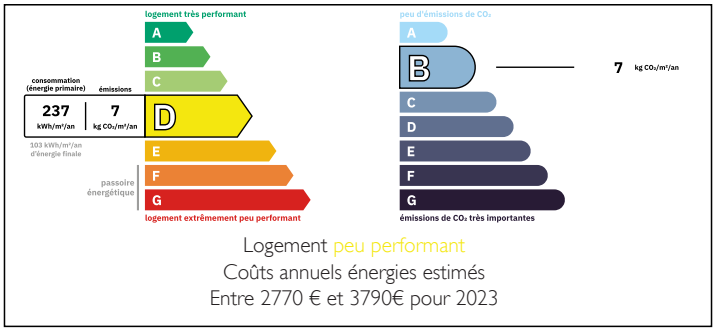
Town:	Civray
Department:	Cher
Bed:	5
Bath:	2
Floor:	155 m2
Plot Size:	800 m2

IN BRIEF

This large traditional farmhouse is located a short drive from the historic town of Saint-Florent-sur-Cher and is surrounded by many local châteaux, forests, lakes and walks but also has easy access to all transport links at Bourges or Chateauroux.

This tranquil property benefits from a private driveway, gardens and views over stunning meadows, the house has 5 bedrooms with a large garage attached. Ideal for those that want privacy but still close to local services.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2770 € et 3790€ pour 2023

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: **1358 EUR**

NOTES

DESCRIPTION

The principal front door to the property brings you straight into an entrance hall, to one side you enter the large open plan living/dining room with a charming wood burner for those winter nights and access onto the kitchen and a further back room currently used for storage. The other side gives access to a back bedroom with shower room and patio access to the rear, a W.C., a further bedroom currently used as an office and access into the garage and laundry room.

The impressive staircase leads you to the 1st floor where you will find a further 3 bedrooms, family bathroom and toilet.

The property also benefits from a good sized garden to the front and smaller patio at the back, fibre optic internet, electric heating throughout and double glazing. This authentic rural farmhouse has been well looked after but is in need of some modernising.

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