

Renovated character property. Extensive 9,000 m of land in an unspoilt riverside setting.

EXCLUSIVE

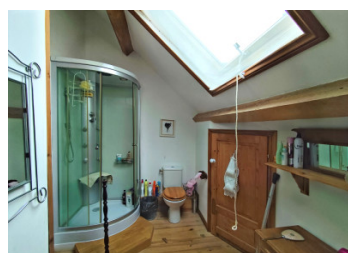
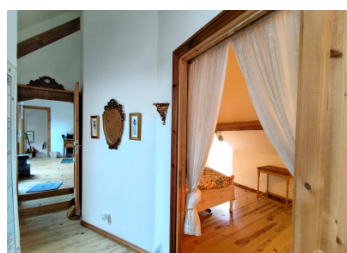


INFORMATION

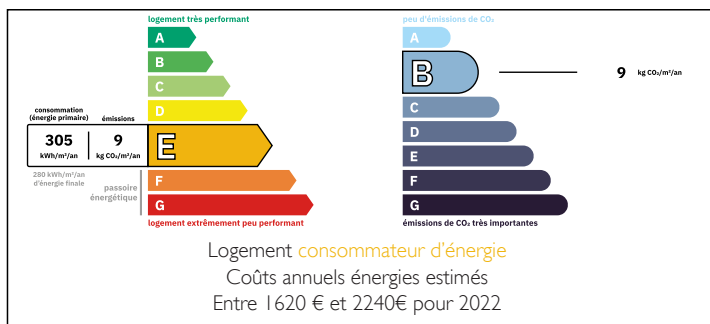
Town:	Château-sur-Cher
Department:	Puy-de-Dôme
Bed:	2
Bath:	2
Floor:	106 m2
Plot Size:	9175 m2

IN BRIEF

This property offers a rare combination of the charm of an old stone house, generous living spaces, beautifully preserved character features and extensive, idyllic grounds bordering the River Cher. Carefully renovated, the house retains many original features, including attractive exposed stonework and an authentic traditional bread oven.

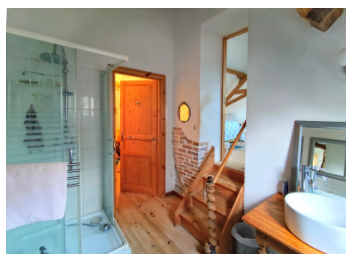


ENERGY - DPE



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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.



NOTES

DESCRIPTION

This old stone-built house was originally a mixed-use property. On one side, there were two rooms used for storage and to shelter a few farm animals; on the other, a traditional bread oven, with a large attic above it.

The property has been carefully renovated, while retaining many beautiful original features, including the bread oven, which remains in good condition, and the original stone water trough.

THE HOUSE

On the ground floor, there is a spacious 24 m² kitchen and a 38 m² living room. Extending from the living room, a pleasant west-facing covered terrace of approximately 21 m² provides an ideal place to enjoy the surrounding natural setting.

Accessed from outside, there is a storage room of approximately 8 m². Adjoining this, a small room provides access to the traditional bread oven and also contains a WC with washbasin.

Upstairs, beneath the eaves, the house has a surprising sense of space – with a surprising Tardis effect, with considerably more room than one might expect from the outside. The generous proportions include a first bedroom of approximately 14 m² of floor space, with a 6 m² shower room opposite. Further along, there is a spacious 26 m² bedroom with its own 6.2 m² shower room. Beyond this, an additional room of approximately 8 m² of floor space, currently used as a child's bedroom, could ideally be used as a dressing room or home office.

THE GARDEN

The property particularly benefits from its unspoilt surroundings, with extensive, mature grounds of...