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Ref: A47497SHB18 Price: 199 800 EUR

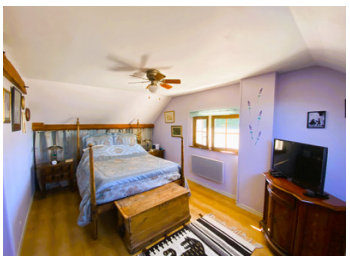
agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

Beautiful Country house & gite, barn, workshop & stables on 2Ha with no neighbours







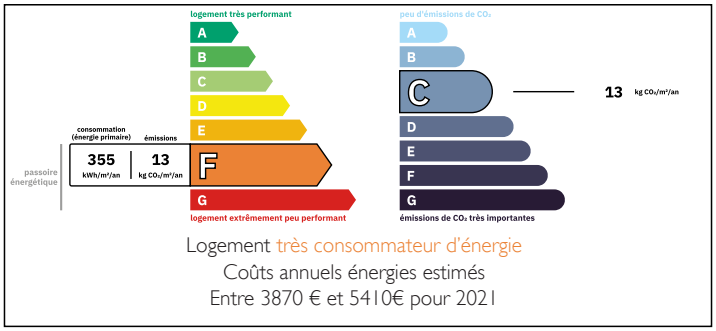








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INFORMATION

Town:	Châteaumeillant
Department:	Cher
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	19911 m2

IN BRIEF

A beautiful property with independent gite, barn, workshop, stables on just under 2Ha and with no near neighbours in the Cher.

Private but close to the town of Chateaumeillant with all commerces, this detached farmhouse has been beautifully maintained and extended to provide a comfortable 2 bedroom home with large interconnecting lounge and dining space, separate fully fitted kitchen and entrance veranda/boot room.

Separately there is a completely independent gite with open plan living/dining kitchen and large double bedroom with ensuite shower room and inbuilt storage.

A large attached barn, stables and further detached garage complete the buildings in beautiful grounds all fenced and perfect for equestrian use.

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

Entering from the front terrace to the veranda/boot-room allows access to both the kitchen and the dining room which also leads to the Lounge. The large interconnected Dining room and Lounge are bright and airy with wood fired stoves and traditional proportions. The adjacent kitchen in galley style and fully appointed leading to the inner hallway with accesses a very useful utility room and cloakroom with WC and then onwards to a pretty staircase reaching the upper floor.

2 large bedrooms and a family bathroom complete the upper floor with beautiful vantage points overlooking the garden, paddocks and woodland beyond.

Attached to the main house is the original farmhouse which has been beautifully renovated to create an independent cottage with large lounge/diner and kitchen with wood stove and an attached large double bedroom with ensuite shower room and a useful storage cupboard.

The farmhouse extends further with a large attached barn with integrated workshop, vaulted barn area and upper floor all suitable for conversion subject to necessary planning permissions. There is a further attached stable adjoining the large fully fenced paddocks perfect for horses and home to Geoffrey the donkey!

A separate workshop/garage completes the building which are within almost 2Ha of fully fenced grounds with electric gated entrance and large driveway parking areas.

The house is in a delightful private location with no near neighbours yet only 8 minutes drive to the town on Chateaumeillant with all its facilities and Friday market. The recreational lake of Sidiailles with...