LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47517SHB18 Price: 199 800 EUR

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

Traditional house with attached barn, gite, outbuildings, mobile home, gardens and well in the Cher







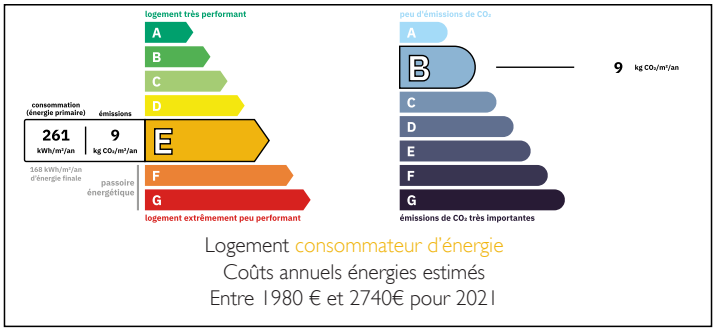








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1980 € et 2740€ pour 2021

INFORMATION

Town:	Reigny
Department:	Cher
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	4723 m2

IN BRIEF

Wonderful traditional village house, gite and outbuilding developed and inspired by low impact living in the Cher.

The owners have carefully developed this traditional farmhouse and attached barn with independent 1 bedroom cottage to a very comfortable and practical home.

The main house has an immense central lounge diner with integrated kitchen providing a hub of the home with modern features and wood burning stove. 2 large upstairs bedrooms and shower room, office annexe with cloakroom, large utility room, entrance hall/boot room and sunroom complete the apartments that lead through to a large hanger pavilion for outdoor living - completely equipped for lounging and dining alfresco.

The attached barn and outbuildings offer numerous

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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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LOCAL TAXES

Taxe habitation:	**190 EUR**

NOTES

DESCRIPTION

The main house boasts a practical entrance hallway/boot-room designed for rural living with a very large utility room off to the side. Very practical storage and freezer space for the home.

From the hall, you enter the superb 53m2 Lounge, diner and open plan integrated kitchen with superb gas and electric stove and a practical wood burner.

Off the room is an annex which is currently set out as a practical office with an en-suite cloakroom with WC and access to a small courtyard garden space. The room also leads to a bright sunroom/potager and then onwards to the fabulous outside living pavilion in the rear hangar.

Upstairs boasts 2 pretty double bedrooms, a large dressing room, a bathroom with a shower room and a separate WC.

Attached to the utility room is the Barn with solar panels providing useful energy for the home. A large double height central section and practical workshop complete the ground floor of the barn. A staircase leads to the upper floor which spans over 100m2 and could offer expansion possibilities subject to planning permissions.

A beautiful independent gite is located at the entrance gates of the property with an open plan lounge/diner and kitchen, with a large double bedroom and shower-room on the upper floor. Perfect as a holiday rental or for family looking for a private dedicated space.

The gardens are in a courtyard configuration to the font where the new micro-station septic tank was installed recently ensuring drainage...