LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47959ADU18 Price: 235 400 EUR

agency fees included: 7 % TTC to be paid by the buyer (220 000 EUR without fees)

Large 5 bedroom village house with land, multiple outbuildings and private drive















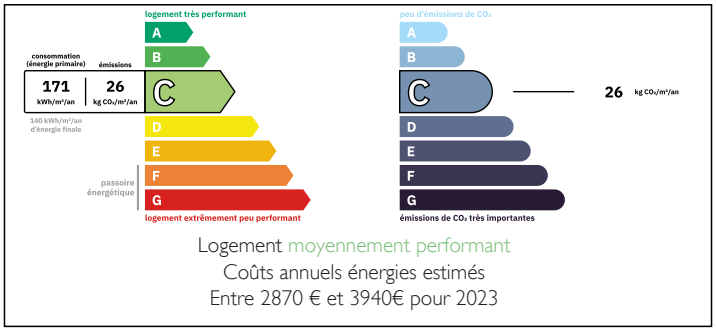
INFORMATION

Town:	Morlac
Department:	Cher
Bed:	5
Bath:	1
Floor:	172 m2
Plot Size:	4373 m2

IN BRIEF

This character property is located in a small village in the heart of the berry countryside but only a short drive to Saint-Amand-Montrond, the A71 motorway and 3 hours from Paris. The house has been well maintained and sits on a closed plot of 4373 m2 with multiple outbuilding suitable for keeping a variety of animals including chickens, sheep, goats, donkeys or horses. There is also a private drive leading down to the house with ample parking.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2870 € et 3940€ 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: **200 EUR**

NOTES

DESCRIPTION

On the ground floor you will find a large open plan living room/dining room of 70 m2 with tiled floors, fireplace and magnificent exposed beams. There is also a 7 m2 bathroom with double sink, shower and toilet, a 10 m2 kitchen with access out to the rear terrace as well as a 6 m2 pantry at the back of the kitchen which can accommodate appliances. There is also a ground floor bedroom of 15 m2 to the side of the property.

The first floor is accessible via a beautiful wooden staircase which leads to a large open landing which serves the four well sized bedrooms, the master bedroom has a dressing room and separate toilet.

Adjacent to the house you have a technical room housing the oil tank, heating system and water heater which have all been regularly maintained, there is also an attached garage with storage. The house is double glazed throughout, benefits from attic insulation and is connected to fiber internet, heating in provided by wood, oil and electric.

The many facilities available outside include an insulated wooden chalet which is connected to electricity and could be used for an office or relaxation, a shelter for wood storage and another for garden machinery and equipment. There is a recent and insulated chicken coop of 14 m2 located in an enclosed space of 400 m2. There is also a small pond and two further shelters of about 15 m2 each, currently used to house...