LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47988MKE18 Price: 104 395 EUR

agency fees to be paid by the seller

Compact, rural property, no close neighbours, garden and Prarie. Ideal allotment or for small animals.

INFORMATION

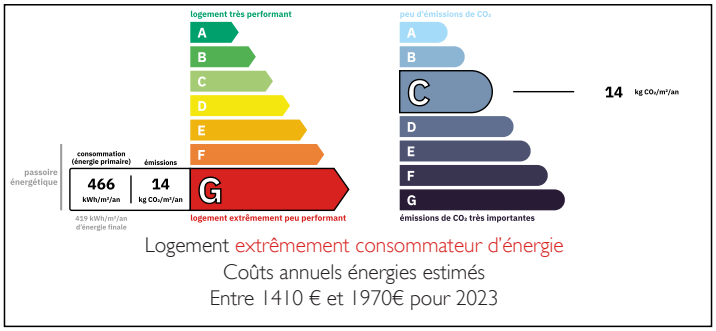
Town:	Préveranges
Department:	Cher
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	6969 m2

IN BRIEF

Close to the village of Préverange with some local aménities and only a short drive to the larger, historic town of Boussac, this quaint cottage-style property is ideal as a first time buy or smaller home or holiday home.

Boussac, welcomes visitors each week to the village market to stock up on local produce. With countryside and beautifully preserved historic monuments, medical center and multiple supermarkets, cafés and restaurants which keep the village alive all year round.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1410 € et 1970€ 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: **259 EUR**

NOTES

DESCRIPTION

This charming rural property with extensive grounds and excellent potential is situated at the end of a peaceful rural lane serving just three properties. This well-maintained country home offers a wonderful combination of charm, comfort and scope for further development. The property enjoys a private, tranquil setting, with generous gardens, outbuildings and adjoining prairie.

On entering the property from the lane, you are welcomed into a characterful bespoke kitchen, featuring a fireplace with wood-burning stove. The stove provides warmth throughout the house, creating a cosy and inviting atmosphere.

To the rear of the kitchen is a generously proportioned sitting room, with direct access to the extensive gardens beyond. Also on the ground floor is a cloakroom, together with a shower room and WC, laundry area and access to the outside.

Upstairs, beneath the eaves, the property benefits from good ceiling height and a spacious double bedroom. Leading from the bedroom is a substantial attic space, offering excellent potential for conversion into additional habitable accommodation, subject to the necessary permissions. This could provide further bedrooms, a bathroom, office or other living space.

To the front and side of the property is a substantial barn of approximately 35m², conveniently positioned alongside the house and offering further potential for conversion into ground-floor living accommodation, subject to the relevant consents.

To the rear, a second barn provides useful storage and covered space, together with a couple of existing stable stalls, making the property particularly well suited to those seeking space for animals, hobbies...