LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48249SHB18 Price: 79 999 EUR

agency fees included: 10 % TTC to be paid by the buyer (72 727 EUR without fees)

Superb traditional house with attached barn, stables and in large gardens close to St Amand Montrond.

EXCLUSIVE















INFORMATION

Town:	Arcomps
Department:	Cher
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	2310 m2

IN BRIEF

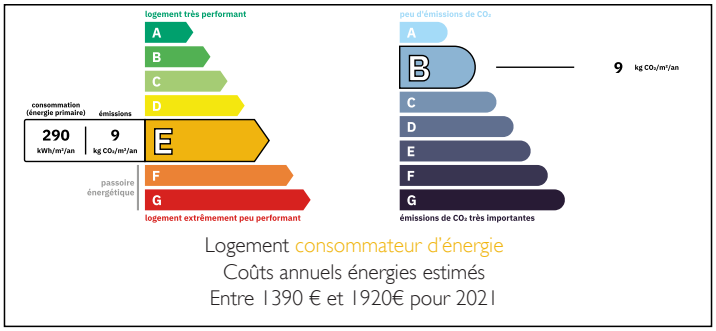
Traditional country house with Barn, outbuildings and large gardens in a small village yet close to all amenities in the Cher.

The property has wonderful potential and possible with changes to configuration could be a 3 or 4 bedroom home.

Superb barn and old stables around a separated gated entrance offers possibilities for animals and further development (subject to planning).

Sure to appeal to those looking for a large home with expansion potential in a countryside location yet close to commuting and amenities to St Amand Montrond.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1390 € et 1920€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48249SHB18 Price: 79 999 EUR

agency fees included: 10 % TTC to be paid by the buyer (72 727 EUR without fees)







LOCAL TAXES

Taxe foncière: **234 EUR**

NOTES

DESCRIPTION

The property has 2 gated entrances; One to a L shaped courtyard with stables and barn and a 2nd into very large gardens accessing the house.

Entering through a lovely oak door, the generous lounge/dining room with double glazed windows to the front opens to a rear kitchen with windows to the rear overlooking the expansive gardens. Off the kitchen is a practical utility space with sink and plumbing for a washing machine, and a separate WC. Off the other side of the kitchen is an understairs cupboard with a hot water tank and leads to a very large shower-room.

Also from the entrance dining/living room is a large living room with fireplace and windows to the front which also has a staircase to the upper floor.

Upstairs opens to a huge mezzanine area used for a play area however could offer further bedrooms if re-configured. The mezzanine accesses two large double bedrooms with velux windows to the rear.

The gardens are very large and mostly to lawn but with some trees but offering numerous possibilities.

Perfect for young and older alike given the commutable location to St Amand yet offering the ability to have a traditional home and large gardens in easy reach of facilities.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr