

Farm Property with 2 Houses, Outbuildings, barns and land, (5 acres), located together in quiet hamlet setting



INFORMATION

Town:	Préveranges
Department:	Cher
Bed:	2
Bath:	2
Floor:	131 m2
Plot Size:	20013 m2



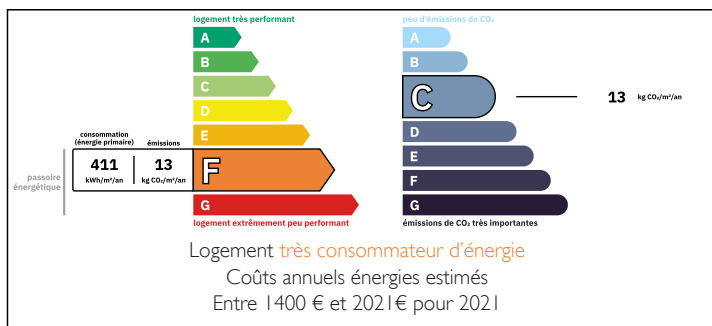
IN BRIEF

This large property is ripe for development and is situated at the edge of a tranquil hamlet in the heart of the countryside, where the farm buildings exude a rustic charm that speaks of simpler times.

Winding country lanes lead to the property and farmhouse, from the small rural village of Préverange, situated in the department of Cher in the region Centre-Val de Loire, where you can find a friendly community, and village convenience store, bakers and small bar.

The larger rural town of Boussac is a quick 10-minute drive away (9 kms), where you will find the Thursday Farmers market in the centre of town, bars, restaurants, and shops around the main square, and a couple of supermarkets as well as doctors, vets and communal lake

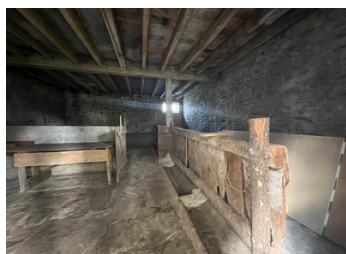
ENERGY - DPE



The area has lots of leisure pursuits including the

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.



LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES

DESCRIPTION

The property lies on two sides of the hamlet lane. On one side, the majority of the farm buildings and one of the houses. An ancient chestnut tree, is positioned in the centre of the main courtyard, and provides shade and a perfect spot for lazy afternoons. Around 3 sides, the farm buildings, of which two large barns in excellent condition (one has a new roof), with room for storage and machinery and stabling and separate stables requiring some TCL, stand as a sentinel to the past use of the buildings. This part of the property is surrounded by fields that are perfect to use for animals or growing market crops, the land is flat and fertile.

The house on this side, has 3 rooms, one of which has an open granit fireplace. There is a shower room and WC. It is a renovation project but is clean and could be lived in whilst the work was being done. This old farm, though weathered, radiates a sense of history and nostalgia, and the beauty of rural life.

On the other side of the lane, the second pretty house, with garden to the front, which also has a well which was used for the house in the past. A new mains water meter has been placed just to the side of the house, ready to be connected. This house is slightly bigger than the first, and has an entrance with sink, and 3 further rooms, a shower...