



Ref: A37192SHB18

Price: 54 600 EUR

Saulzais-le-Potier

agency fees included: 6600 € TTC to be paid by the buyer (48 000 EUR without fees)

Charming country house with pretty gardens in the Cher with further development potential



INFORMATION Town: Department:

Bed:

Bath:

Floor: 40 m2

Plot Size: 1245 m²















FNFRGY - DPF



IN BRIEF

** UNDER OFFER ** Quite a charming farmhouse in the pretty village of Saulzais le Poitiers in the Cher.

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The large building has a small I bedroom house with entrance Lounge/dining room, separate fully equipped kitchen and shower room with toilet.

It also has 2 large cellars, a 25m2 hangar/carport with mezzanine and 2 very large loft areas which are suitable for development into further living spaces.

The very large gardens are unusual in a village setting and provide very peaceful surroundings with many mature ornamental trees and fruit trees, 2 separate sheds for storage and a well.

The current owner has commenced an upgrade project to develop into the first loft space. As such, any new owner could resume and with the installation of a staircase create a much larger 60m2

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 habitation:

EUR

NOTES

DESCRIPTION

Situated in the pretty Berrichon village of Saulzais-le-Poitiers, this 1938 Farmhouse occupies a large 1245m2 level plot with beautiful ornamental and fruit trees, large lawns and well.

The house itself is modest at only 40m2 comprising an entrance room set as the lounge diner, with separate fully fitted kitchen to the side, large family bedroom and shower room complete with toilet.

Whilst modest, the house has huge potential within the attached building which also houses 2 cellars (25m2), a large covered carport/hanger (25m2) with mezzanine area above and above the house itself are two loft areas of almost 50m2 suitable for conversion. As a result, this pretty double glazed country home could become a large family home in a wonderful village setting.

There are two further sheds in the grounds along with working well.

The village offers a number of facilities including bar/tabac, boulangerie, hairdresser and small village shop.

The property has been well maintained and the gardens well tended so it is sure to appeal to those in search of a practical 2nd home in or indeed as a more permanent residence in the country.

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