

Magnificent period manor house with terrace and superb garden close to amenities in the Cher



## INFORMATION

Town:	Saint-Amand-Montrond
Department:	Cher
Bed:	7
Bath:	2
Floor:	276 m2
Plot Size:	2334 m2



## IN BRIEF

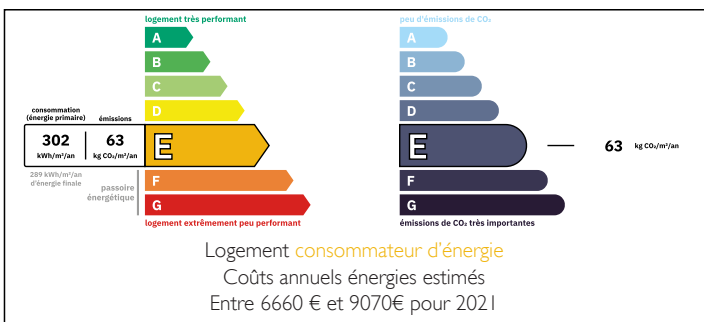
**\*\*UNDER OFFER\*\*** Beautiful 1880 Manor house in a wonderful area of the super town of St Amand Montrond in the Cher.

Bursting with traditional features and grandeur, this 7 bedroom property with wonderful public rooms in expansive gardens offers large country home living with modern touches and easy access to amenities, cafes and restaurants for a wonderful lifestyle.

With large proportions, high ceilings, decorative cornice and plaster work, marble fireplaces, oak staircase and panelling and original tiles throughout; the property is a wonderful example of a late 19th century building and with mains gas fired central heating, secondary glazing and more modern fixtures provides a wonderful home.

The full width terrace offers wonderful elevated views over the large mature garden with mature

## ENERGY - DPE



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.



## DESCRIPTION

Through a large gated entrance, the property opens to a driveway down the side of the house to the rear garden and access to the garages and workshops under the property.

The front door is up some stairs and enters into a magnificent L-shaped hallway with oak staircase to the upper floor and with original tiled floor and access to all ground floor rooms.

The equipped kitchen leads to the covered part of the terrace at the rear. There is also an external staircase from the kitchen down into the garden at the side.

The large dining room with double doors to the outside terrace overlooking the rear gardens leads to the large period lounge with a feature fireplace. There is a large bathroom and downstairs bedroom, separate WC and laundry room, staircase to the lower floor with garages, workshops and boiler room.

On the first floor there are 6 further bedrooms the smallest of which is used as an office, a further bathroom with WC and loft hatch access. Many of the bedrooms also have wash hand basins.

The lower ground has full depth garage for multiple vehicles, storerooms, a boiler room for the mains fired gas central heating boiler and useful potting shed area glazed to the rear.

The good sized gardens for a town property have lovely mature and specimen trees and shrubs. There is a well/water source at the rear of the land and a shed.

Within easy access of all amenities,...

## LOCAL TAXES

Taxe foncière:	2209 EUR
Taxe habitation:	EUR

## NOTES