

Wonderful Farmhouse with attached barn, separate barn & stables on 2.7Ha in the Cher



INFORMATION

Town:	Saint-Maur
Department:	Cher
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	27870 m2

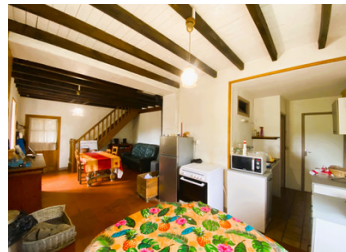
IN BRIEF

Wonderful 2 bedroom farmhouse with attached barn, detached barn/stable block, planning permission for further lean to barn on 2.7Ha of fully enclosed and fenced land in the Cher.

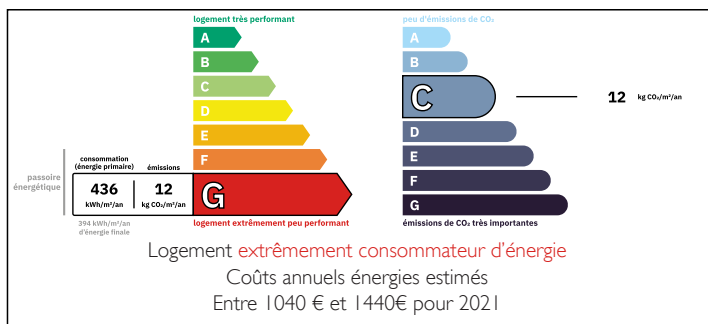
The property is sure to appeal to those with farm animals and horses and also to those looking to have the opportunity to have a detached house in the country with the space for numerous uses.

The barns give flexible options for animals or vehicles and the house could certainly be extended into the attached barn to add further living space with wonderful views across the rolling fields beyond.

More photographs and information available on request.



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

The farm has an open plan living, dining room extending into a kitchen area with shower room and WC, additional WC and boiler room behind. There is a large bedroom off the lounge area to the rear and upstairs a very large bedroom. The attached barn also has an internal door to the lounge - the house is completely double glazed and heated via a woodburner.

The attached barn is in 3 sections with large double height doors to the front, stable/workshop to the side and a further door to the rear offering a total of 50m² and mezzanine storage above of approximately 25m². A detached barn is adjacent across the large gravelled courtyard. The building offers 34m² and also has planning permission for a further lean-to behind for a further 50m².

The land is across 3 large fields and all fully enclosed currently for grazing sheep. There is a well in one of the fields providing a very useful addition.

Quiet hamlet location in the commune of St Maur.

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

LOCAL TAXES

Taxe foncière: 320 EUR

Taxe habitation: EUR

NOTES