

Wonderful country house with large barn and 2 independent gites in pretty gardens in the Cher



INFORMATION

Town:	Coût
Department:	Cher
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	2771 m2

IN BRIEF

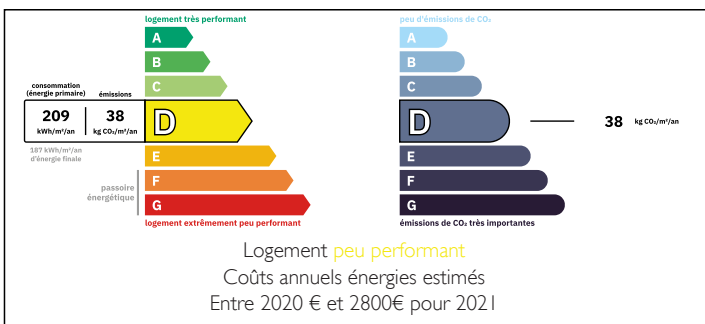
A beautiful period property and outbuildings in a quiet hamlet within commuting to St Amand Montrond with its amenities, train and road links to Paris-Clermont Ferrand.

This comfortable house offers a Lounge, dining room/bureau, separate fully equipped kitchen, bedroom and bathroom on the ground floor. Practical cellar runs the length below the house and an internal staircase (plus external) opens to a magnificent family games and cinema room complete with small bathroom, bar with sink and fridge, library and mezzanine bedroom space.

There are 2 outbuildings - the first is a small bedroom/office with ensuite shower room offering a wonderful separate working/living space and a very large barn which incorporates a self contained gite with kitchen area and separate bathroom, carport, garage, storerooms and loft ready for numerous



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

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



LOCAL TAXES

Taxe habitation: EUR

NOTES