

Beautiful large stone country house with 7 beds, 5 baths, terrace, in-ground pool and garages in 1.4Ha

EXCLUSIVE



## INFORMATION

Town:	Vesdun
Department:	Cher
Bed:	7
Bath:	5
Floor:	250 m2
Plot Size:	13810 m2

## IN BRIEF

Glorious character property in the local 'grey rose' stone with 7 bedrooms and 5 bathrooms in a peaceful location in the Cher.

Previous operating as a successful Bed & Breakfast, the property offers a very large picturesque garden, detached garage block for several vehicle and storage, ample gravelled parking to the front of the house and fully gated entrance.

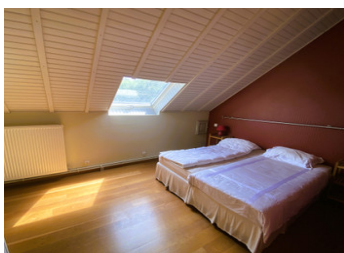
There is a large terrace running the length of the house at the back with a very large covered dining area at one end and an inground pool at the other side just down some steps from the terrace.

The gardens slopes away from the house offering a wonderful vantage point across the garden, mature trees and rolling land beyond.

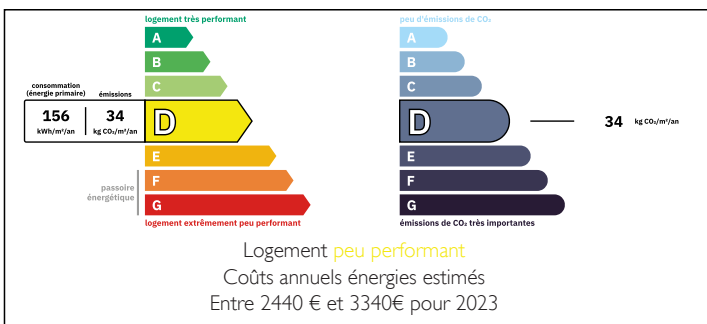
Quietly located in a small hamlet as part of the

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.



## ENERGY - DPE





## DESCRIPTION

This wonderful property is accessed through gated driveway onto a graveled parking area along the length of the property leading to the character stone house and to the side a large 4 bay garage/carport.

Entering the fully double glazed property into the large vaulted/double height kitchen; this double aspect room is fully fitted and with stone staircase to the upper floor and large galleried mezzanine area. From the kitchen there is an extremely large Lounge Dining room, again with double aspect and rear patio doors to the terrace. There is a small hallway at the end of the Lounge which allows access to a boiler/laundry room and a separate WC.

Back through the kitchen the ground floor extends to a bedroom wing with 3 large bedrooms, 2 shower rooms and a separate WC all off a corridor/hallway.

On the upper floor there are 2 wings. each with 2 bedrooms and a bathroom each. The house is heating by gas via a tank submerged in the garden to the side of the property and also has a feature woodburner in the Lounge/diner.

The terrace runs along the length of the rear of the property with a wonderful outside dining space underneath a roofed extension offering perfect outside seating area with views across the pretty and mature gardens which extend to almost 1.4Ha (3.5 Acres).

From the terrace, down some steps is an inground pool with cover.

The house was successfully run as a B&B by the current owners who,...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES