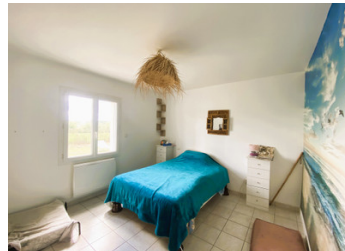


Detached 3 bedroom house with large gardens in a village with commerces and open views to the rear



## INFORMATION

Town:	Saulzais-le-Potier
Department:	Cher
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	1900 m2



## IN BRIEF

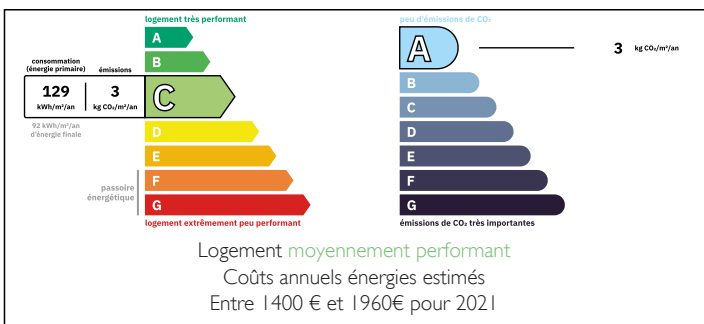
A wonderful detached modern home in large gardens situated in a pretty village with amenities and quite stunning views to the rear.

This 3 bedroom property house is all on the one level and offers very comfortable living on a flat parcel of land with uninterrupted views of the Cher countryside.

Double glazed and on mains drains with the benefit of solar panels, inset wood burner and pellet stove, this C rated house has everything for a wonderful family home close to commuting and also easily accessible as a 2nd or country home.

The property has a large living/dining space opening to a fully equipped kitchen, 3 bedrooms with bathroom including a separate shower, WC, boiler room, integrated garage, detached double garage, wooden chalet, polytunnel and large rear terrace to

## 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

Located in the village of Saulzais-le-poitiers, this wonderful 3 bedroom property all on the level and in level grounds offers comfortable and manageable living in the Cher countryside.

The village provides a shop, cafe/bar, bakery, library, post office and France services centre plus primary school and has excellent connections to St Amand Montrond, Vallon en Sully and other towns and villages in the Cher & Allier along the A71 corridor.

The fully enclosed gardens are accessed via gates to the front from the village road and to the front door opening to a wide corridor with excellent storage. The property opens to a very large Lounge with patio doors to the front and a dining room with patio doors to the rear. The lounge has an insert wood burning stove and a pellet burning stove in the dining area next to the open plan fully fitted kitchen with island and further door to the rear. Both patio and kitchen doors open to a large terraced toteh rear with uninterrupted views across the Cher countryside.

From the kitchen is access to the boiler room/2nd kitchen and also to the attached garage. From the garage there is access to a full length attic space which could offer additional living space subject to permissions.

The hall from the dining room provides access to all 3 very good sized bedrooms, a large family bathroom with bath and separate shower and a separate WC.

The gardens offer a separate detached double...

## LOCAL TAXES

Taxe foncière:

**897 EUR**

## NOTES