LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

FANTASTIC ESTATE OF 28HA WITH B RATED HOUSE, 2 GITES, HANGAR, BARNS, NO NEIGHBOURS AND 360 VIEWS IN THE CHER

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PROPERTY FACT FILE

REFERENCE	A41117SHB18
PRICE	€ 935,749 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (882 783 EUR hors honoraires)
BEDROOM	9
BATHROOM	4
ACCOMMODATION	265 m²
LAND	286444 m²
TOWN	Épineuil-le-Fleuriel
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, Land without CU
CONDITION	
FEATURES	Swimming Pool, Barns - outbuildings, Detached

*Price based on current exchange rate which is subject to change

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- Panoramic 360 views with no neighbours
- Beautiful 4 Bed detached home
- 2 seperate Gites for up to 12 people
- Immense hangar and outbuildings
- Equestrian and agricultural potential

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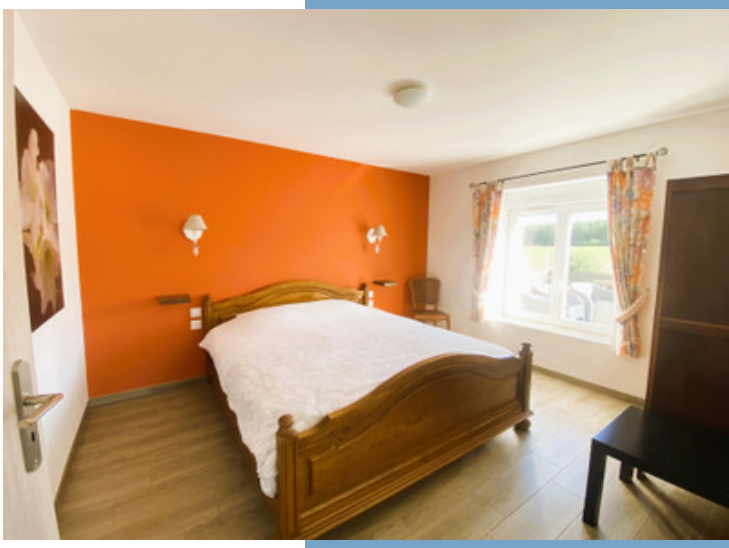
Quite breathtaking property in an elevated position surrounded by nature and with 28 Ha of private grounds.

The beautifully renovated 5 bedroom house which has been wonderfully renovated with a B energy classification, is accessed via a

DESCRIPTION

This beautiful estate comprises of fantastic country home, gite & B&B business, with multiple outbuildings which operates from 2 houses, several barns and hangers and on over 28 Hectares of land with 360 uninterrupted views.

The main house has 5 bedrooms (1 used as an office), a large open plan Lounge/kitchen/diner and a separate B&B room and bathroom located on the ground floor and with disabled access. The house is all fully double glazed with modern central heating and a focal wood burner.



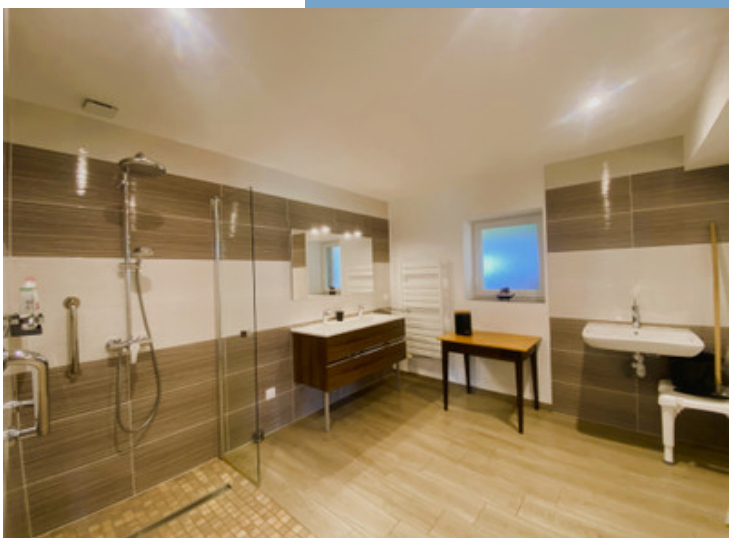
The Gite is actually 2 - they can be connected and offer accommodation for up to 12 people. Gite 1 has a lounge/dining kitchen with bedroom and shower room with WC and with sofa bed offering accommodation for 4.

Gite 2 also has a large lounge, kitchen/diner , 3 bedrooms, large shower room and separate WC and is able to accommodate 8.

An agricultural hangar offers 700m2 space with bays separating the space into workshop and storage or stabling areas, grange with near 100m2 and appentis with a further 224m2.

Above the Gite is also a further 135m2 of potential living space to extend the business if required. All contents of the Gites are included in the sale.

The lands are spectacular with no neighbours and offering complete tranquility and stunning views in all directions. The pretty gardens and terraces offer excellent outside dining and living spaces and with an overground pool. Rolling fields are lead onwards to the boundaries with hedgerows and trees and forested areas b...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41117SHB18

COMPLETE FILE AND PHOTO ON REQUEST

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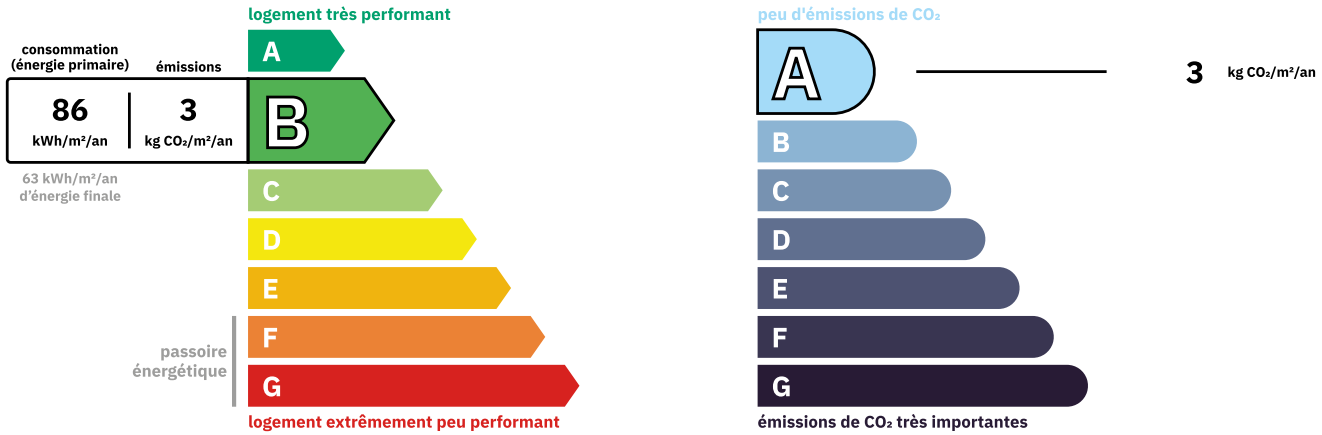
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 930 € and 1300€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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CONTACT

Réf :A41117SHB18
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