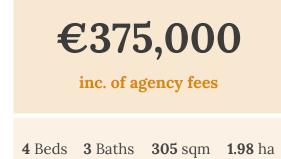


Stunning 4 acres property with manor house and outbuildings

La Guerche Sur L Aubois, Cher, Loire Valley





Unique property situated in a small hamlet surrounded by a beautiful parc. This 2 hectares property in the vicinities of Nevers is ready to move into...

At a Glance

Reference	MFH-BUR-LB5477N	Near to
Bed	4	
Land	1.98 ha	Bath
		Pool

to La Guerche Sur L Aubois 3 No **Price** €375,000

Hab.Space 305 sqm

Land Tax N/A

Property Description

Unique property situated in a small hamlet surrounded by a beautiful parc. This 2 hectares property in the vicinities of Nevers is ready to move into and offer more potential to developp.

This stunning Domaine is situated in a quiet hamlet, 5 minutes drive from the first amenities. On the ground floor entrance into a majestic hallway, which also has a door opposite the entrance door to get to the garden behind the house. A spacious renovated kitchen, a living room/library, a dining room, a second living room or office, a bedroom with bathroom, a separate WC. From the kitchen a box-room to get to the terrace and garden. The kitchen gives also access to the cellars.

To the right of the property is a workshop which also hold the heating system. You can access this room from the house and from the garden.

A wooden staircase leading to the first floor, here you will find the master bedroom, a wonderful renovated bathroom, with bath and an Italian shower. On this floor there are 2 other bedrooms and a bathroom.

Wooden staircase leading to a large attic.

There are 2 outbuildings on the premises.

The house is situated only 20 minutes from Nevers a town with all amenities, train station, hospital and the A77 motorway.

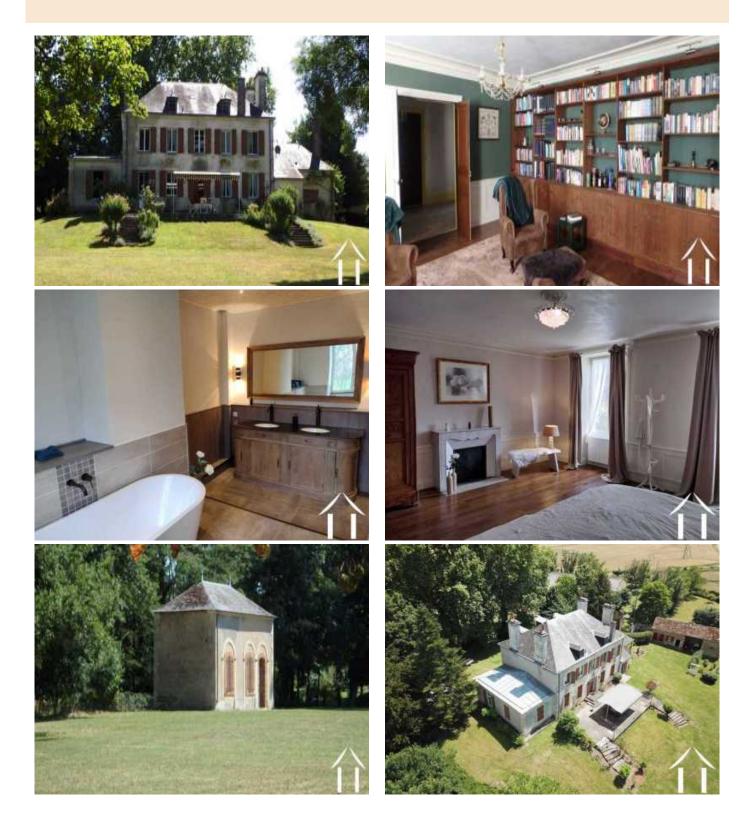
Don't hesitate to contact me for more information on this beautiful property.

Summary		Key Information	
Property type:	Countryside house	Internal Area:	305 sqm
Bedrooms:	4	Land Area:	1.98 ha
Bathrooms	3	Property Features:	
Price	€375,000	• Fireplaces: 1	

Location: Loire Valley



Gallery











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C. BAUER - Sunday Times

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S. and L. BROWN



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