

[Click to view MFH-CJC02042](#)

Mansion with outbuildings of 5165 m2

Avord , Cher , Loire Valley



€360,400

inc. of agency fees

4 Beds 230 sqm 0.52 ha

In the heart of the village and close to all shops, schools and train stations, this mansion 235 km from Paris is located in the Cher department between Bourges and Nevers. This 5165m2 property offers...

At a Glance

Reference MFH-CJC02042

Bed 4

Land 0.52 ha

Near to Avord

Pool No

Price €360,400

Hab.Space 230 sqm

Land Tax N/A

Property Description

In the heart of the village and close to all shops, schools and train stations, this mansion 235 km from Paris is located in the Cher department between Bourges and Nevers. This 5165m2 property offers a 7-room house of 230 m2 comprising on the ground floor a large living room, a small living room, a kitchen and a separate and upstairs four bedrooms, a bathroom with WC. On the second floor, the attic could be fitted out and offer an additional surface. A large vaulted freestone cellar will also delight wine lovers. The house also offers a

separate one-bedroom apartment of 59.5 m² providing independent accommodation for the family or a caretaker. The inner courtyard of approximately 760m² leads to numerous outbuildings totaling 560m² such as a central barn with stables and convertible attic, an insulated garage and a bakehouse. In front of the main house, served by a terrace and stairs, you can enjoy a vast garden of 3000m² with a large vegetable patch, a rainwater reserve of approximately 270m³ and a well. Finally, attached to the property, an additional plot of 700m² constructible and serviceable. City gas heating. Mains drainage. DPE: D - GES: D (estimated amount of annual energy expenditure for standard use: between 2490â‚¬ and 3440â‚¬ per year) DPEÂ: DÂ Â Â Â Â GESÂ: D RefÂ : 2042Â Â Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr Â

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

Summary

Property type:	House
Bedrooms:	4
Price	€360,400

Key Information

Internal Area:	230 sqm
Land Area:	0.52 ha

Location: Loire Valley



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved