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## Stunning 4 acres property with manor house and outbuildings

La Guerche Sur L Aubeis , Cher , Loire Valley



# €398,500

inc. of agency fees

4 Beds   3 Baths   305 sqm   1.98 ha

Stunning 4 acres property with manor house and outbuildings

### At a Glance

<b>Reference</b>	MFH-BUR-LB5477N	<b>Near to</b>	La Guerche Sur L Aubeis	<b>Price</b>	€398,500
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	305 sqm
<b>Land</b>	1.98 ha	<b>Pool</b>	No	<b>Land Tax</b>	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

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€398,500

## Key Information

Internal Area:	305 sqm
Land Area:	1.98 ha
Property Features:	
• Energy Consumption:	c

## 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**.

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## 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.

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