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## Mansion with outbuildings of 5165 m<sup>2</sup>

Avord , Cher , Loire Valley



# €339,200

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 5165m<sup>2</sup> property offers...

### At a Glance

**Reference** MFH-CJC02042

**Bed** 4

**Land** 0.52 ha

**Near to** Avord

**Pool** No

**Price** €339,200

**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 5165m<sup>2</sup> property offers a 7-room house of 230 m<sup>2</sup> 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 m<sup>2</sup> providing independent accommodation for the family or a caretaker. The inner courtyard of approximately 760m<sup>2</sup> leads to numerous outbuildings totaling 560m<sup>2</sup> 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 3000m<sup>2</sup> with a large vegetable patch, a rainwater reserve of approximately 270m<sup>3</sup> and a well. Finally, attached to the property, an additional plot of 700m<sup>2</sup> 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](http://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	€339,200

## Key Information

Internal Area:	230 sqm
Land Area:	0.52 ha

## Location: Loire Valley



## Gallery







As Featured in

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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.

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**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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