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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

<b>Reference</b>	MFH-CJC02042	<b>Near to</b>	Avord	<b>Price</b>	€339,200
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	230 sqm
<b>Land</b>	0.52 ha			<b>Land Tax</b>	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



## Summary

Property type:	House
Bedrooms:	4
Price	€339,200

## Key Information

Internal Area:	230 sqm
Land Area:	0.52 ha

## Location: Loire Valley



## Gallery







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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.

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