



House

SIDIAILLES (18)

178 000 €



85 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Berry farmhouse of 85m², completely renovated, with land of more than 6200m² and breathtaking views of the Allier valley. Just 3.5 hours from Paris and 1 hour from Bourges and Châteauroux, come and discover this renovated traditional farmhouse. Do you like old charm, beautiful wooden beams and exposed stones? Are you looking for a completely renovated house with recent, quality services? Do you need calm and serenity? You are in the right place ! This traditional farmhouse, rehabilitated with taste and know-how, will offer you a house of character without any work to be planned, and a fully enclosed plot of land in the heart of the Berry countryside. Rare on the market, this house is immediately habitable, there is nothing overlooked, it is both isolated and very close to amenities. You can enjoy the summer in its garden with its breathtaking view. The living room of almost 40m² is flooded with light thanks to the bay window which overlooks the garden. A high-performance wood stove complements the heat pump with reversible air conditioning. The open kitchen is furnished and equipped with quality appliances. You go upstairs via a wrought iron staircase which opens onto the mezzanine bedroom. A bay window once again offers a remarkable view of the Berry countryside. A bathroom with sink, shower tray and WC is directly accessible from the bedroom. A studio of almost 20m², renovated, completes the house. The entrance is independent and allows you to welcome friends and family, or to start a bed and breakfast activity. There is enough space for several beds and a dining area. At the back of the studio are the shower, sink and toilet. Outside, in addition to the large plot of land with trees and flowers, a vegetable garden just needs to be maintained, a well will be used to irrigate all your plants, and a garden shed to store the equipment. A functional wood-fired oven will allow you to organize great pizza evenings. A barn/workshop awaits DIY enthusiasts, and offers even more storage space. Sanitation: individual septic tank; roof: redone and insulated; new electricity, plumbing and heating, alarm and remote monitoring. Sidiailles nautical base (lake, beach, canoe, pedal boat, treetop adventure, hiking, snacks) 1 minute away, Organic sourdough bread oven, cooked over a wood fire 1 minute away, Culan (all shops and medieval fortress) 5 minutes away minutes, Montluçon and highways 35 minutes. For any questions or to arrange a visit, contact me. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,71% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Sofia MALKI

SAINT-SATURNIN (18370)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846225
Property type House
Year of construction 1950
Exposure S-W
View Vue dégagée, sur Forêt, sur Jardin

SURFACES

Living space 85 m²
Living room surface 38 m²
Land surface 6200 m²

COMPOSITION

Number of rooms 3
Number of bedrooms 2
Number of bathrooms 2
Toilets count 2
Washrooms 2
Terrace 1

DPE/GES

DPE 313
GES 10

APPENDIX

Parking extérieur
Parking space 3
Videophone Non

SERVICES

Heater climatisation réversible
Heater pompe à chaleur
Kitchen américaine