



6 Bedroom House,

18380, Presly, Cher, Centre-Val De Loire

* 6 Beds * 1 Bath * 300m2

€1,430,000

Ref: LN-YMPL4

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French Entrée 

Property Description

Ref. 4029: BEAUTIFUL HUNTING PROPERTY AND ITS 197 ACRES ESTATE IN SOLOGNE

This beautiful hunting property is located on the borders of the Cher, Sologne and Haut Berry regions, in a calm and wooded environment, away from the public eye. Social links are facilitated by the proximity of the charming village. The first shops and services are 6.5 km (2 miles) away and a resourceful town with its SNCF train station (Paris in 2 hours) is 20 minutes away. Paris can be reached in just over 2 hours by road.

Access to the estate is via a private gravel path which, after passing through a gate, leads to a beautiful, straight, well-maintained driveway, carefully planted with American oaks.

To the right, a small path leads directly to the main house. This house, of approx. 300 m² (3,229 sq ft) is distributed as follows:

On the ground floor: a living room, a kitchen, two bedrooms, study, bathroom and toilet.

On the first floor: a corridor leading to 4 bedrooms, a bathroom, a dressing room and toilets.

Attic above.

Basement with garage, workshop and cellar.

The outbuildings consist of :

A group of buildings forming a "U" shaped courtyard comprising :

- In the centre, a guest house with living room, 2 bedrooms, kitchen, bathroom, toilet, boiler room (wood-fired);
- To the right, a hunting room with kitchen and at the rear a storage room;
- To the left, a barn with 2 rooms used for storage.

Two agricultural sheds on wooden posts complete this property and can house tractors, seeders, vans, etc.

These outbuildings have many possible uses and are in good general condition.

This superb property of more than 197 acres, under a simple management plan, located in a very gamey sector, offers a perfectly balanced hunting territory. It offers the ideal combination of woodland, plains/range and ponds that every hunting enthusiast is looking for.

The presence of tree stands facilitates driven hunting for big game. However, hunting with the "billebaude" is perfectly adapted to this varied and developed estate, where nearly 87 acres of crops, woods, fallow land and broom are enclosed at a height of 40 cm by electric wire to encourage and protect the development of small game. Deep, well-maintained ditches drain this area.

The property has numerous private driveways, which make it easy to travel by vehicle and facilitate access for logging trucks.

The 197 acres break down as follows

- 136 acres of woodland (oak, chestnut, laricio and Scots pine) ;
- 49 acres of agricultural crops eligible for the basic payment (DPB) consisting of sorghum and fodder radish;
- 12 acres of water;

There are no easements on this single piece of land, which is free of any tenancy, making it a rare element these days.

It is possible to acquire an additional 15 acres of land, including a building plot, and ponds spread over 2 bodies of water, allowing good hunting for all types of anatidae.

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