

Stunning property in a very quiet location with a large mature garden and walking distance to amenities



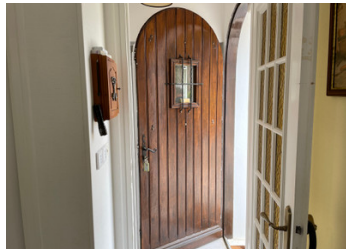
## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Lignières |
| Department: | Cher      |
| Bed:        | 2         |
| Bath:       | 1         |
| Floor:      | 89 m2     |
| Plot Size:  | 2850 m2   |

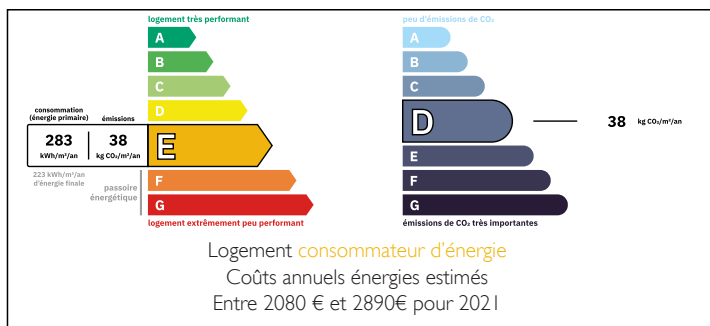
## IN BRIEF

Located just on the periphery and within walking distance to the market town of Lignieres with its bars, restaurants, boulangerie and supermarket. Also just a short walk from the Lignieres race course and the very popular donkey centre. The largest nearby town of Saint Amand Montrond is a 20 minutes drive, famous for its gold and jewellery history but also offers easy access to the motorway and rail links.

With its quiet country lanes the area around the house is great for horse riding, cycling, walking and visiting gardens, museums and chateaux.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The whole property has been very well maintained and the mature garden of over 2800 m<sup>2</sup> is well fenced and has a large selection of trees and plants. Entry is through double electric gates and onto the private drive leading to the double garage and the house. The property benefits from a modern security system, gas central heating, electric shutters and air conditioning.

The ground floor of the house is made up of-

An entrance hall

Kitchen (4m x 3.9m) with access to the washroom that is also used as a workshop and houses the central heating system (6m x 3m).

Living room/dining room (8m x 4.4m) with double doors out to the front terrace and a feature wood burner for those cold winter nights.

Shower room (2.9m x 1.8m)

W.C.

Downstairs bedroom (3.5m x 3m)

The first floor-

The second bedroom with views out to the garden (3.5m x 3m)

Another large room to be renovated (5.7m x 6m), ideal to make a further bedroom with en suite.

A large covered terrace

To one side of the house a car port (3.1m x 6m)

A large double garage with electric doors (5.8m x 5.8m)

Chicken house and run

Another 2 further building for storage.

This type of property in such a great location is difficult to find so an early viewing is recommended.

All measurements are approximate.

## LOCAL TAXES

Taxe foncière: 437 EUR

Taxe habitation: EUR

## NOTES