

Large 4 bedroom town house located in the centre of a charming market town with all the amenities

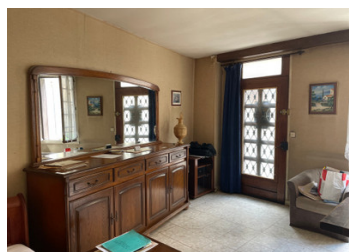


INFORMATION

Town:	Lignières
Department:	Cher
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	2646 m2

IN BRIEF

This large town house is ideal for a family home, rental property or holiday home. Located in the centre of Ligniere with easy access to the weekly market, shops, bars, theatre, supermarket, restaurants, race course and donkey centre. The area offers plenty to do with its many lakes, forests, rivers and Chateaux plus easy transport links via road and rail.

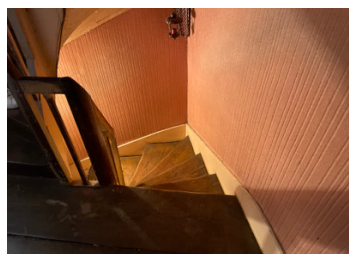


ENERGY - DPE

DPE not required.

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

This traditional town house is spread over 3 floors and accessed from the front and the back of the property.

The ground floor comprises of a large living room/dining room (5.8m x 4.3m) with an open fireplace, a shower room with toilet and a kitchen (4.3m x 3.3m) with storage.

The first floor has a bedroom (4 x 4.7m) with dressing room to the side plus a further bedroom with fireplace (4.5m x 5m)

The second floor has the third bedroom with fireplace (2.4m x 5m) and the fourth bedroom (4.6m x 3.5m). There is also access to the roof space and a lot of available space for storage.

There is also 2500m² of land with a small barn included with this sale which is located in a very beautiful location on the outskirts of the town. Formally used as a large garden.

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES