

Completely renovated 4 bedroom country cottage with large garden and garage in an idyllic location

EXCLUSIVE



INFORMATION

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|-------------|---------|
| Town: | Rezay |
| Department: | Cher |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 140 m2 |
| Plot Size: | 1140 m2 |

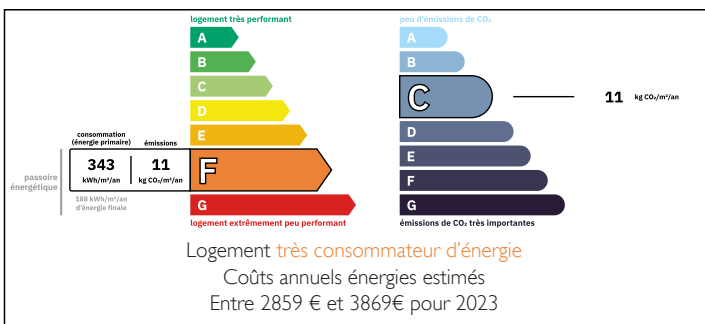
IN BRIEF

Tucked away on a peaceful country lane, this charming property offers tranquility and privacy while being just a 10-minute drive from the bustling market towns of Lignières and La Châtre, where you'll find a variety of cafés, restaurants, boulangeries, and supermarkets.

The larger town of Saint-Amand-Montrond is only 20 minutes away, renowned for its gold and jewellery heritage and providing convenient access to the motorway for easy travel north or south.

A short stroll from the house leads to the nearby river with beautiful views. The surrounding area is ideal for cycling, walking, and exploring local gardens, museums, and châteaux — perfect for those who love nature, culture, and countryside living.

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 entire property has been meticulously maintained, featuring a mature, well-fenced garden of over 1,100 m². The grounds offer a diverse selection of established trees and plants, along with attractive views across open countryside. Access is provided via double gates leading onto a private driveway, which continues to a double garage and the residence. The house itself has been renovated to a high standard and retains characterful exposed beams throughout.

From the rear, the entrance hall gives access to a large open plan kitchen, dining and living area (7.2m x 7.4m) with double doors out to the front terrace and front garden and a feature wood burner for those cooler winter nights.

There is also a large convenient, downstairs bedroom (4.4m x 3m) with double door access to the front terrace, next to a shower room and separate toilet.

Upstairs, from the large landing area there are 3 large bedrooms and 2 storage areas or walk-in wardrobes.

Bedroom 2 (4m x 5m)

Bedroom 3 (4m x 3m)

Bedroom 4 (5m x 3.1m)

The garden lies on all four sides of the house, and has lovely views over the countryside. The drive from the hamlet lane, leads to a good size garage to the rear of the property. 6.5m x 6.5m).

A very pleasing, ready to move into property, ideal for a permanent family home or holiday home. More photos and information are available upon request.

Measurements as a guide.

Information about risks to which this property is exposed is available on the Géorisques website...

LOCAL TAXES

Taxe foncière: **467 EUR**

Taxe habitation: **EUR**

NOTES