

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

EXCLUSIVE



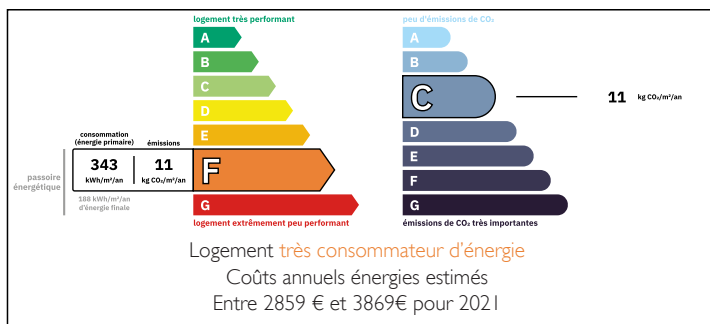
INFORMATION

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

IN BRIEF

Located down a quiet country lane but just 10 minutes drive to the market town's of Lignieres and La Chatre with their many bars, restaurants, boulangeries and supermarket's. The largest nearby town is Saint Amand Montrond, 20 minutes, famous for its gold and jewellery history but also offers easy access to the motorway heading north or south. A short walk to the nearby river and fantastic views the area around the house is great for 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.



LOCAL TAXES

Taxe foncière: 467 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The whole property has been very well maintained and the mature garden of over 1100 m² is well fenced and has a large selection of trees, plants and views over open countryside. Entry is through double gates and onto the private drive leading to the double garage and the house. The house has been renovated to a high standard and has exposed beams throughout.

The ground floor of the house is made up of- Entrance hall giving access to the following rooms and the staircase to the first floor.

A large open plan kitchen, dining and living area (7.2m x 7.4m) with double doors out to the front terrace and a feature wood burner for those cold winter nights.

A large downstairs bedroom (4.4m x 3m) with double door access to the front terrace.

A shower room and separate toilet.

The first floor-

A large landing area giving access to the following rooms

Bedroom 2 (4m x 5m)

Bedroom 3 (4m x 3m)

Bedroom 4 (5m x 3.1m)

Two further small rooms for storage

A wrap around mature garden with a drive running along the side of the house to a large garage (6.5m x 6.5m)

All measurements are approximate

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