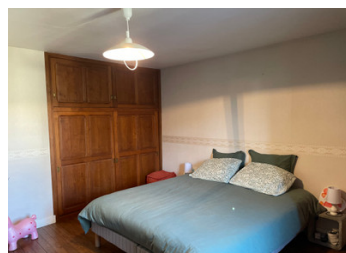


Restored town house with 3 bedrooms, 1 bedroom apartment, garage, large private courtyard and mature garden



## INFORMATION

Town:	Lignières
Department:	Cher
Bed:	3
Bath:	1
Floor:	180 m2
Plot Size:	935 m2

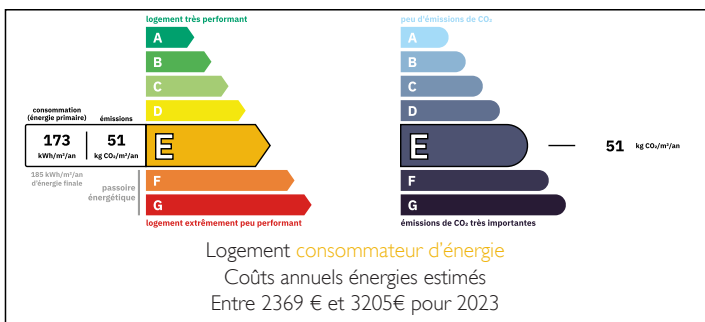


## IN BRIEF

Surrounding the private courtyard you have access to the principal house, the 1 bedroom apartment, the garage, covered outdoor kitchen, outbuildings and a path across the small stream to a large mature garden.

The property is located in the market town of Lignieres and just a short walk to the bakery, weekly market, shops, bars, theatre, supermarket and restaurants. The area offers plenty to do with its many lakes, forests, rivers and Chateaux plus easy transport links via road and rail.

## 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 ground floor of the house benefits from open plan living with a stunning modern fitted kitchen and breakfast bar, dining area and living room. There is also a bedroom, bathroom and toilet. The central stair case leads up to the landing area, 2 bedrooms and a toilet, the smaller of the bedrooms has access out to a balcony with views down to the garden. There is also access to a convertible attic if further living space is required.

The large garage separates the main house and the apartment and can be accessed via the road at the front of the property or the courtyard.

The self contained apartment is approximately 50 m2 and is composed of a living room, kitchen, bathroom with toilet, storage room and bedroom. This is currently rented successfully on a seasonal basis.

The central courtyard has a large covered outdoor kitchen area and is the perfect place to spend time during the summer. From here you will find a charming bridge over a small stream that leads down to the large mature garden and bowling court.

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 foncière:** 955 EUR

**Taxe habitation:** EUR

## NOTES