

Modern large 4 bedroom detached house with fantastic views and walking distance to the shops and amenities



## INFORMATION

Town:	Levet
Department:	Cher
Bed:	4
Bath:	2
Floor:	141 m2
Plot Size:	800 m2



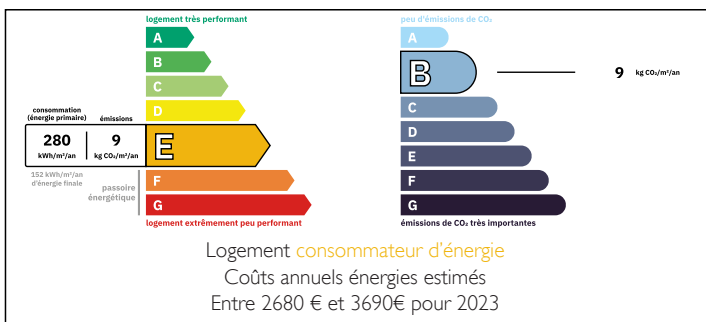
## IN BRIEF

Ideally located on the outskirts of the rural village of Levet offering schools, doctors, shops, weekly market, social and sports activities and is only 15 minutes from the city of Bourges and Saint Amand Montrond. This very well presented split level house which can be used as a large 4 bedroom home, 2 separate apartments or as a holiday home rental. It also benefits from electronic gates, shutters and alarm system making it very secure for a lock up and leave. The mature garden at the front and rear of the property is fully fenced, there is also a balcony to the front and terrace to the rear so you can always find shade on a hot summers day.

The property benefits from mains drainage which is fully compliant.

The surrounding area offers plenty to do with its many...

## 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: 642 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Entry to the property is at the front via electric gates, there is a small drive way leading down to the garage and a separate door that leads into a small reception room, from here you have doorways leading into the garage/laundry room, shower room/toilet, stairs to the first floor and into the main living space. The living room/dining room has doorways that lead into 2 bedrooms (one with double door access out to the garden) and to a modern fully fitted kitchen and storage room.

The first floor has a large living room/dining room with a charming wood burner and access out to the balcony with fantastic views. There is a modern fitted kitchen, 2 further bedrooms, bathroom and toilet.

The mature gardens to the front and back are well kept and fully enclosed, there is also a garden shed for storage. One of the striking features of this house must be the stunning locally made iron balustrade staircase that leads up to the first floor and onto the balcony at the front of the property.

This property offers many opportunities, it is in a great location and been kept to a very high standard, an early viewing is recommended but please do contact us if you require any further information.

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