

Stunning rural property located in an idyllic location surrounded by a large mature gardens and swimming pool



INFORMATION

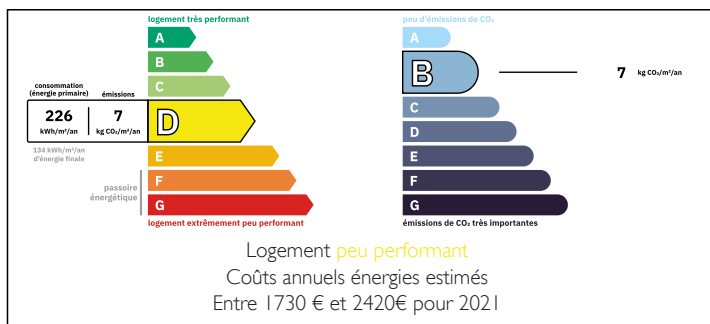
Town:	Ids-Saint-Roch
Department:	Cher
Bed:	3
Bath:	1
Floor:	190 m2
Plot Size:	5400 m2

IN BRIEF

Located in a very attractive quiet commune but only a short drive to the village of Ids-Saint-Roch where you will find a bakery, restaurant/bar, post office and school. This extremely charming 3 bedroom property offers complete privacy and has been renovated to a very high standard but retained all of its original features. The current owners have recently made a significant investment into many improvements including a new kitchen, heating system, doors, windows and new electrics.. The mature gardens, outbuildings and swimming pool are very well maintained with stunning views over open countryside.

The larger town of Lignieres is a very pleasant 10 minute drive and offers the 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...

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: 1000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entry to the property is from a quiet country lane, through attractive metal gates and along the short driveway, a large parking area can be found just at the side of the house. The ground floor is completely tiled and you can see exposed beams and feature stone walls throughout the property. The newly fitted kitchen is located at the centre of the house and benefits from a large feature wood burner to make it the ideal place to be on cold winter nights. There is a large bathroom offering a bath, shower room and separate toilet to one side of the kitchen and a staircase leading up to a mezzanine floor bedroom.. There is a massive lounge /dining room with feature aluminium bay window that fills the room with light and offers great views out onto the wooded garden. Beyond this space there is a charming bedroom with door access out to the garden. There is also a staircase up to the second large mezzanine floor and large bedroom. To the back of the house is a large covered and enclosed terrace room with double doors leading out to the garden and has unspoilt views. The garden surrounds the house and is a mixture of open space, wooded areas with many shaded seating places, a vegetable garden, above ground swimming pool, large barn formally housing for donkeys, wood shed and orchard. Properties of this standard rarely become available and an viewing is highly recommended.

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