

Stunning rural property in an idyllic location with large garden, outbuilding and over 5 hectares of land

EXCLUSIVE



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Villecelin |
| Department: | Cher       |
| Bed:        | 4          |
| Bath:       | 1          |
| Floor:      | 170 m2     |
| Plot Size:  | 0 m2       |

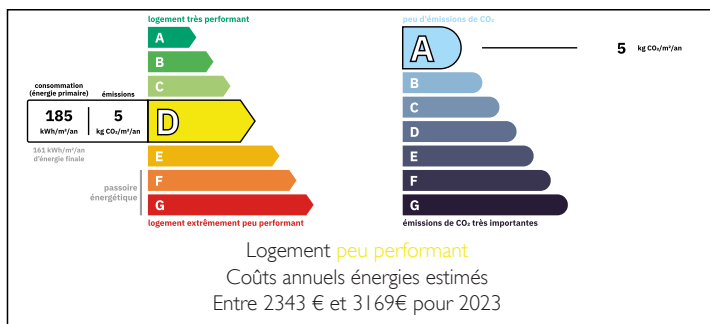
## IN BRIEF

Located in the very quiet rural village of Villecelin and walking distance to the stunning municipal lake for fishing. This extremely charming 4 bedroom property offers complete privacy and has been renovated to a very high standard but retained all of its original features. The mature gardens offer many different fruit trees, a small pond and stream which has been very well maintained with stunning views over open countryside.

There is multiple outbuildings, stables and over 5 hectares of land which would be ideal for horses.

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 rail.

## ENERGY - DPE



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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

Entry to the property is from a quiet country lane, through attractive metal gates and onto a driveway leading to the garage and modern car port. This stunning house has exposed beams and feature stone walls throughout, it is also completely double glazed with fitted shutters. The house is semi detached but it's position and layout allow it to be well isolated from the neighbour, this also explains the reason why the property is being sold at a very good price.

The ground floor comprises of a small living room with wood burner for cold winter nights, 2 large bedrooms, 2 kitchens with great views over the garden, bathroom with shower, toilet, a large conservatory with access out to the patio and a beautiful large open living room and dining room with fireplace that contains an insert wood burner and double door access out to the patio.

The large wooden stair case leads up to the mezzanine floor with access out onto a veranda with fantastic views, a library/billiards area, a sleeping area and a massive bedroom of approximately 60 m2 that could be divided up into small bedrooms if required.

There are patio areas to the front and rear of the house to ensure there is always a place in the shade during the summer months.

The view from the back of the house initially looks over the orchard with apple, cherry, fig and peach trees, grassed lawns and a small pond. There is a charming path...

## LOCAL TAXES

**Taxe foncière: 419 EUR**

**Taxe habitation: EUR**

## NOTES