

Well presented family home with 3 bedrooms, private courtyard and located in the market town of Lignieres.

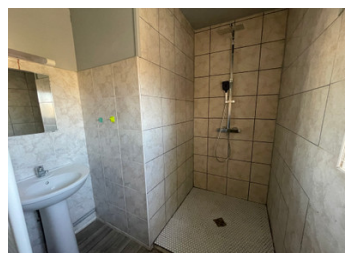


INFORMATION

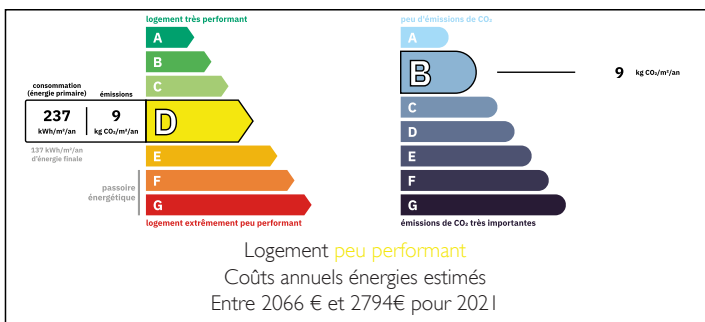
Town:	Lignieres
Department:	Cher
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	433 m2

IN BRIEF

This well maintained town house with off street parking and multiple outbuildings is ideal for a family home, rental property or holiday home. Located in the center of Lignieres with easy access to the weekly market, shops , bars, theater, 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.

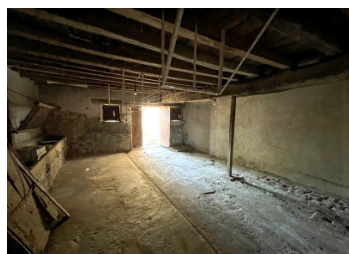


ENERGY - DPE



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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

This well presented property can be accessed via the front or a gated entrance to the side leading around to a garage and multiple outbuildings. The house is double glazed throughout with manually operated shutters to every window and electric heating. The ground floor offers a large living area with open plan kitchen and wood burner for the cold winter nights, bedroom, shower room and toilet. A hallway takes you to the stairs leading to the landing on the first floor, from here there are a further 2 large bedrooms and a large attic that could easily be converted into further living space.

The large courtyard at the rear is not overlooked and has multiple outbuildings that include a garage and workshop. There is also an operational well.

This well presented property in very low maintenance and ready to move straight into. Further details can be supplied on request but an early viewing is recommended.

LOCAL TAXES

Taxe foncière: 722 EUR

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

NOTES