

Beautiful village house in a quiet location within walking distance of amenities and a stunning lake.



## INFORMATION

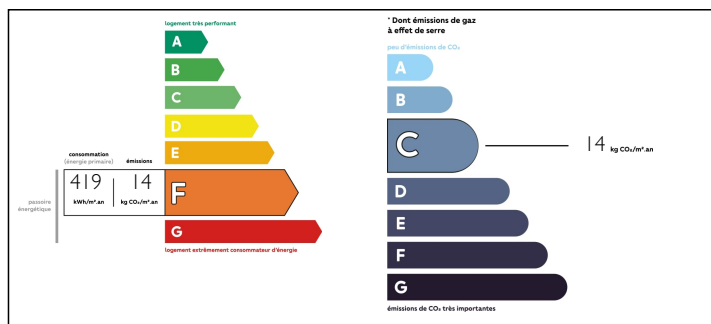
Town:	Mareuil-sur-Arnon
Department:	Cher
Bed:	1
Bath:	1
Floor:	54 m2
Plot Size:	155 m2

## IN BRIEF

This charming small village house is perfectly located, only a short walk from all the amenities and a fantastic boating and fishing lake. The area also offers some beautiful countryside ideal for walking and cycling making this a perfect holiday home or rental property.



## 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 house comprises an entrance hall which leads onto the living room, w.c. and kitchen with access out to the closed courtyard and tree lined garden. Upstairs you have a landing area, shower room and a beautiful attic bedroom with exposed beams.

The outbuilding has been renovated and is currently used as a large summer bedroom.

This property is ready to move into and is in very good condition.

Only a 10 minute drive to the town Saint Florent sur Cher and approximately two and a half hours from Paris.

This is an ideal holiday home or rental property in a fantastic location, very little maintenance needed and ready to move into

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

## NOTES