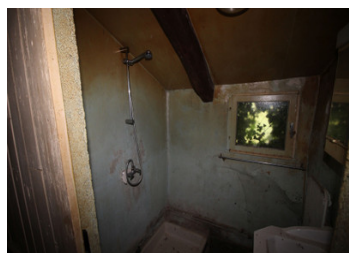


Great little cottage to completely renovate.



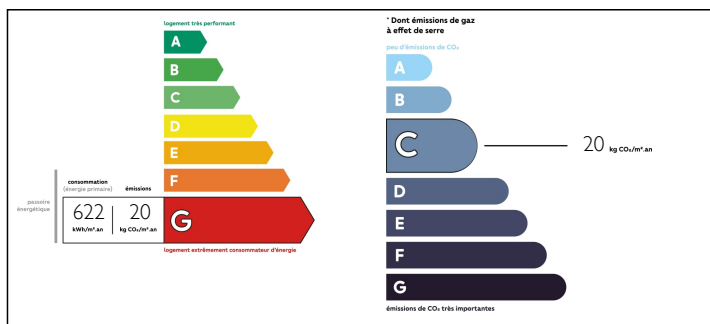
INFORMATION

Town:	Genouilly
Department:	Cher
Bed:	1
Bath:	1
Floor:	64 m ²
Plot Size:	599 m ²

IN BRIEF

Great opportunity to renovate a sweet little cottage in a lovely little hamlet near Graçay. Reasonable garden with space for veg plot. Charming rural setting with lots of scope for full-time residence or holiday home. The beautiful city of Bourges is less than 50km away, with its magnificent UNESCO World Heritage Site at St Etienne Cathedral.

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 town of Gracay is a few kilometers away and has a variety of restaurants and bars, shops and a small supermarket. Further facilities are found in several larger towns nearby including Vatan, Romorantin-Lanthenay and others. The regional shopping centres at Châteauroux have everything not found locally.

The house comprises:

- Ground Floor.

Principal room (34m²) with open fireplace, beams and staircase to first floor. Door to corridor with kitchen (9m²), shower room and wc.

- First Floor.

Open area from staircase (13.4m²).

Note: Habitable area is measured 1.8m from floor. Actual floor areas may be larger under sloping roofs.

- Exterior.

Lean-to shed/workshop (13m²). Useful gardens to front (south-facing) and rear.

Airports at Châteauroux (45km), Tours (125km) and Limoges (170km)

TGV trains at Châteauroux, Tours (St-Pierre-de-Corps) and Vierzon (22km).

Autoroute A20 – 15km away.

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

NOTES