

A three bedroom townhouse with a small courtyard and outbuilding in the center of a charming market town.

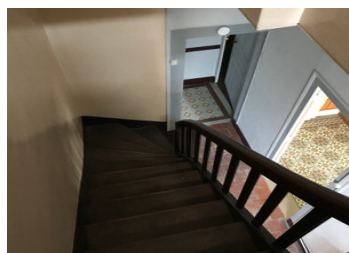
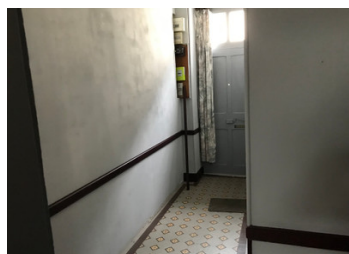


## INFORMATION

Town:	Lignières
Department:	Cher
Bed:	3
Bath:	0
Floor:	107 m2
Plot Size:	121 m2

## IN BRIEF

This well maintained town house is ideal for a family home, rental property or holiday home. Located in the center of Ligniere with easy access to 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



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

This charming town house benefits from a large living room with open fireplace, a fitted kitchen, a downstairs toilet with large shower room (to renovate) and access out to the small easily maintained courtyard. There is a small building to the rear of the property accessed via the courtyard that contains the central heating boiler but also offers further renovation possibilities.

The first floor accessed via a beautiful wooden staircase are 2 large bedrooms, one with an open fireplace and stunning wooden floors throughout.

The second floor has a further bedroom and a massive bathroom and toilet.

The property has central heating throughout and retains many of it's original features.

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

## LOCAL TAXES

Taxe habitation: **380 EUR**

## NOTES