

Charmingly renovated longère in a quiet hamlet, with 3 bedrooms, garages, workshop and garden. Small gite to finish.



## INFORMATION

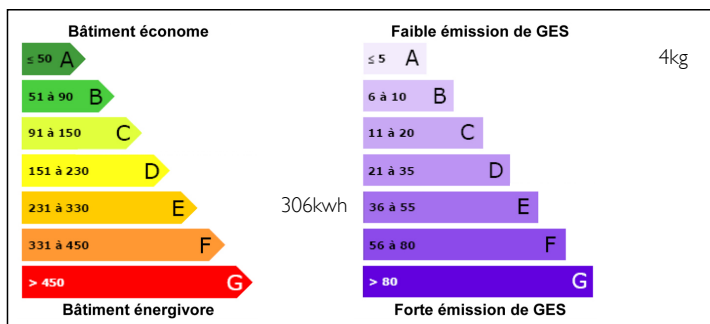
Town:	Reigny
Department:	Cher
Bed:	3
Bath:	3
Floor:	134 m2
Plot Size:	6868 m2

## IN BRIEF

Completely renovated property in private gardens in a 3 house hamlet. The ground floor features lounge, tv room and kitchen each with their own woodburner a shower room with wc and a garage. Attached to the house is a double garage/workshop and woodstore. Above the garage is a gite consisting of lounge, bedroom, shower room and kitchen awaiting some finishing touches. Upstairs there are 3 double bedrooms one with an en-suite bathroom with both shower and bath and a family bathroom also with shower and bath. The house is within 10 minutes drive of the 3 small towns of Le Chatelet, Culan and Chateameillant with all amenities.



## 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

you can enter the house into the lounge 7.8m x 4.6m through double windowed doors or into the kitchen 4.9m x 3.9m at the other end of the house. In between is a tv room 4.9m x 3.8m. A small corridor off the lounge leads to the downstairs wc and shower room and to a single garage 5.7m x 2.7m.

The bedrooms upstairs are 3 large doubles 4.9m x 3.6m, 3.9m x 3.1m and the master bedroom 5.0m x 4.0m with it's bathroom of 3.8m x 1.6m.

The family bathroom is 3.0m x 1.9m.

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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