

Detached cottage with large garden in quiet village setting



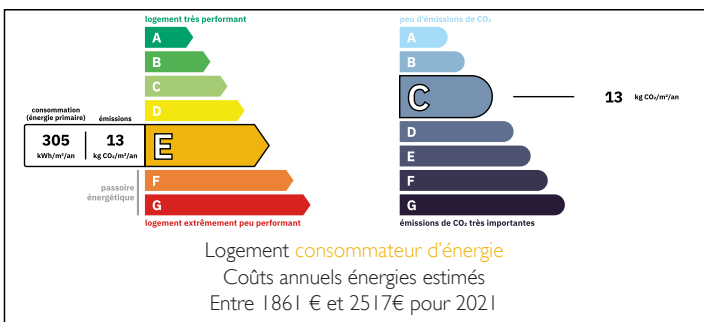
INFORMATION

Town:	Ineuil
Department:	Cher
Bed:	3
Bath:	1
Floor:	106 m ²
Plot Size:	5490 m ²

IN BRIEF

This charming traditional cottage is located in the small attractive village of Ineuil, the village is surrounded by stunning countryside and the ideal location for a holiday home. This area is rich with many local châteaux, forests, lakes and walks but also has easy access to all transport links at Bourges, Saint Amand Montrond or Chateauroux. The market town of Lignieres is approximately 12 km from the property and has a choice of shops, bars and restaurant.

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 living space of this property is all on one level and comprises of a large kitchen/diner (including a wood burner, bread oven and double door access out to the garden), utility room, 3 bedrooms and a family bathroom. There is a covered terrace to the front and the back of the house, storage rooms and 2 garages. The large mature garden of over 5000 m² has many types of mature fruit trees and a BBQ area.

Approximate room size measurement-

Kitchen/diner- 9.5m x 3.6m

Utility - 3.8m x 2.1m

Bedroom 1 - 4.2m x 4.3m

Bedroom 2 - 3.7m x 4m

Bedroom 3 - 4m x 5m

Bathroom- 3.8m x 2.1m

Garage 1- 7.3m x 5.2m

Garage 2 - 5.3m x 4m

LOCAL TAXES

Taxe foncière: **295 EUR**

Taxe habitation: **369 EUR**

Peace and tranquillity can be found at this property, there is need for some modernising but that is reflected in the price. An early viewing is recommended.

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

NOTES