

Imposing rural property with 5 bedrooms, mature gardens, swimming pool and land in a very peaceful location.



INFORMATION

Town:	Lignières
Department:	Cher
Bed:	5
Bath:	2
Floor:	307 m2
Plot Size:	15749 m2

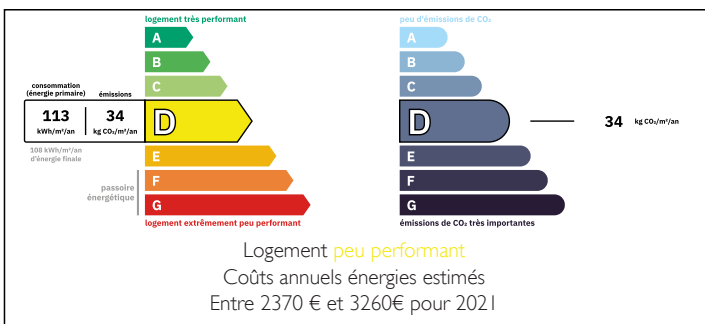


IN BRIEF

Located down a quiet country lane but just 5 minutes drive to the market town of Lignieres with it's bars, restaurants, boulangerie and supermarket. The largest nearby town is Saint Amand Montrond, 20 minutes, famous for its gold and jewellery history but also offers easy access to the motorway heading north or south.

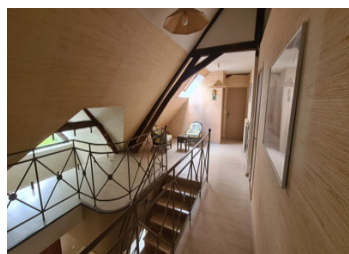
With its quiet, country lanes the area around the house is great for cycling, walking and visiting gardens, museums and chateaux.

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

On the ground floor-

- Entrance hall - 10.5m² with access to the impressive staircase to the first floor
- Lounge- 87.1m² with a stunning fireplace and feature window looking out to the swimming pool and the views beyond.
- Office/bedroom-10.9m²
- W.C.-4.9M²
- Washroom-13.3m² with access outside
- Dressing room-6.27m²
- Bathroom-12.8m² with shower and bath
- Kitchen-20.5m² fully fitted with amazing views
- Store room-10.3m²
- Bedroom-16m² with door access out to the terrace and views
- Double garage- 40.1m² with internal access from the house
- Workshop-12.3m² access via the garage

On the first floor-

- Bedroom-26.7m² with access to the adjoining bathroom
- Bathroom-6.7m² with shower and double sinks
- W.C. - 1.6M²
- Landing area-12.9m² with feature window and staircase
- Bedroom- 8.9m² with exposed beamed ceiling
- Bedroom- 9.4m² with exposed beamed ceiling
- Bedroom-19.4m² with exposed stone
- Children's playroom-52.15m² but also could be used for many other purposes.

The house also benefits from a cellar under the garage with 2 rooms, the first is used for all of the pumps and equipment for the swimming pool and the second the cave to keep your wine at a good temperature.

The outside-

Large terrace to the back with steps leading down to the swimming pool area with a newly fitted cover. Large mature garden and field totalling 15,749 m² leading down to a small river.

LOCAL TAXES

Taxe foncière: **1634 EUR**

NOTES