LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A31707ADU18 Price: 130 800 EUR

agency fees included: 9 % TTC to be paid by the buyer (120 000 EUR without fees)

Large renovated town house, shop and private garden in the centre of a busy market town



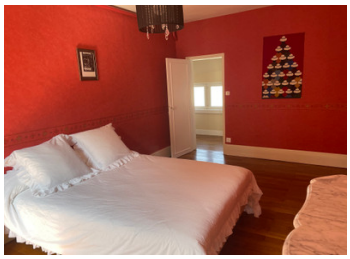












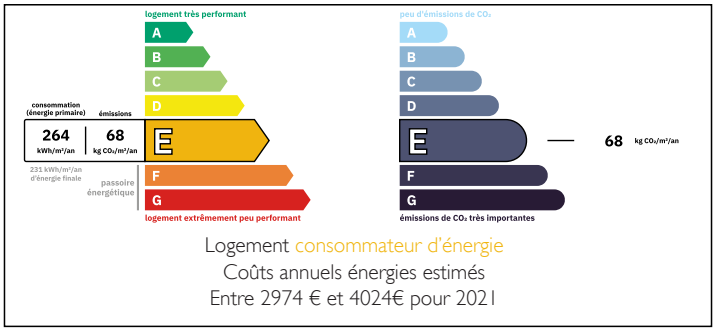
INFORMATION

Town:	Lignières
Department:	Cher
Bed:	4
Bath:	1
Floor:	230 m2
Plot Size:	100 m2

IN BRIEF

This well maintained town house is ideal for a family home, rental property or holiday home. Included is the attached former pharmacy that could have multiple possibilities. Located in the centre of Lignieres 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



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2974 € et 4024€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1400 EUR**

NOTES

DESCRIPTION

This charming town house benefits from a fully fitted kitchen and lounge/dining room on the first floor with access to the original walled courtyard. The first floor has a large landing area with access to 4 bedrooms and a large bathroom and toilet. The second floor has a large attic accessed by the original staircase that could be renovated into further living space.

The adjoining commercial premises has a large shop, multiple rooms for storage and an office at the rear with double doors out to the rear garden. This whole area could have many possibilities or could be rehabilitated into further living space.

There is also a small house on two levels which could be renovated into even further living space. A further walled garden of over 100 m2 can be found at the rear of the property.

All measurements are approximate.

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