LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44155ADU18 Price: 125 350 EUR

agency fees included: 9 % TTC to be paid by the buyer (115 000 EUR without fees)

Idyllic rural property with land, large barn and well, perfect proposition for self sufficiency

EXCLUSIVE















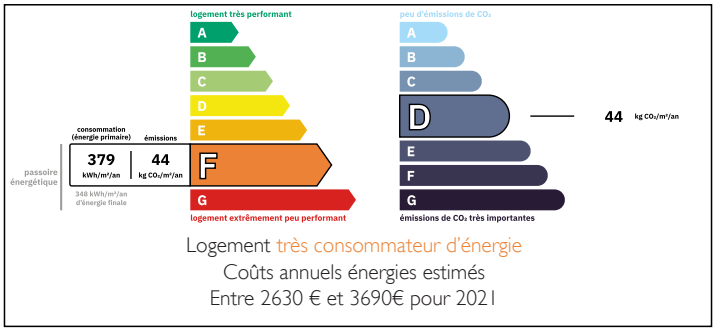
INFORMATION

Town:	Saint-Hilaire-en-Lignières
Department:	Cher
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	10674 m2

IN BRIEF

Located of a small country lane in a small commune close to the charming village of Saint Hilaire en Lignieres with a very popular restaurant /bar.
The larger town of Lignieres is a very pleasant 10 minute drive and offers 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



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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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NOTES

DESCRIPTION

The gated driveway leads you up to the property with the large traditional barn on the left and the house with fantastic views over open countryside to your right.

There is parking for multiple vehicles and a small path that leads you to the front door which leads you directly into the large kitchen/diner (4.8m x 5.5m), the kitchen is fully equipped, tilled floor and a large woodburner for those winter nights. There is a long corridor from the kitchen that leads you past the 2 bedrooms (4.3m x 2.8m / 4m x 2.8m)with a shared adjoining toilet and down to a further shower room and laundry room. The staircase leads up to an open attic with possibilities for further renovation and room that could be a further bedroom or office.

There has also been a large extension built to the side of the property, this comprises of a large room (6m x 3.1m) and a further 2 rooms that house the boiler that can be fueled by both wood or oil, the fuel tank and electric water boiler.

The large traditional barn is currently used as a workshop at one end and the rest has been used for storage.

There are multiple parcels of adjoining land with over a hectare of land that has been split into orchards, vegetable patches, chicken areas and a fenced paddock for grazing. This is the perfect example of a property that could be self sufficient, there is also...