LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46045ADU18 Price: 66 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (60 000 EUR without fees)

Stunning rural property in peaceful surroundings to renovate with multiple outbuildings and land















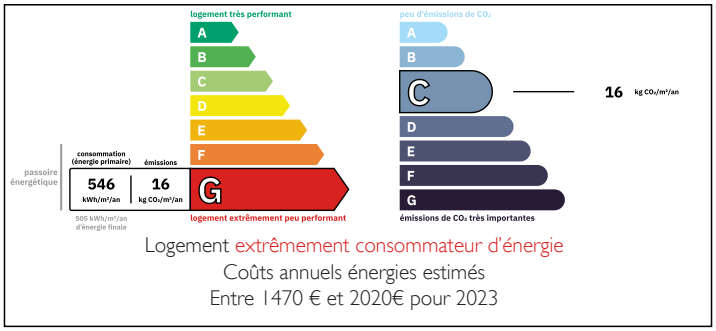
INFORMATION

Town:	Saint-Hilaire-en-Lignières
Department:	Cher
Bed:	2
Bath:	0
Floor:	110 m2
Plot Size:	8960 m2

IN BRIEF

This is a great opportunity to finish the renovation work done by it's current owners. It is located in a very quiet and attractive commune 5 minutes drive from the market town of Lignieres, popular with tourists and has all of the amenities needed.
This area is rich with many local châteaux, forests, lakes and walks but also has easy access to all transport links at Châteauroux and Bourges.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1470 € et 2020€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

This large property has fantastic potential, it had a new roof and framework fitted 12 years ago which is in perfect condition. Currently on the ground floor you have approximately 110 m2 of living space that needs renovation, there is also a further 200 m2 of potential living space above on the first floor. Work has also started on a 45 m2 apartment with new electric and water connected.

There is also a garage, workshop and large barn that has had an electric door fitted. A further two 40 m2 outbuilding, a well and water storage facility complete this property.

The majority of the land is located at the back of the property, it is all connected and would be ideal for horses or to be run as a small holding.

Measurements are approximate

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

NOTES

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