LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46076SHB18 Price: 229 999 EUR

agency fees included: 7 % TTC to be paid by the buyer (214 953 EUR without fees)

Beautiful detached 5 bedroom house in mature gardens in a peaceful location in the Cher

EXCLUSIVE

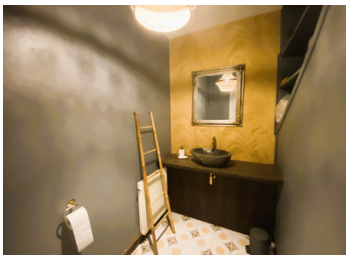






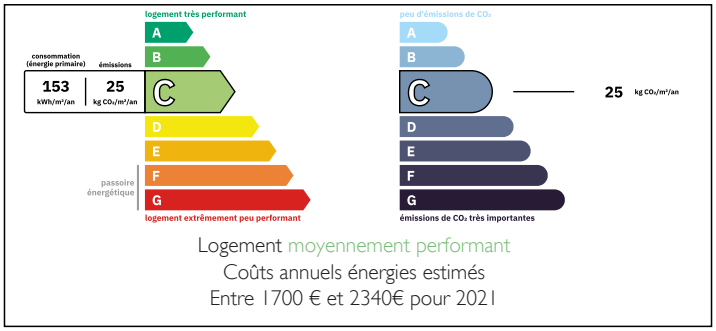








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1700 € et 2340€ pour 2021

INFORMATION

Town:	Reigny
Department:	Cher
Bed:	5
Bath:	2
Floor:	166 m2
Plot Size:	4570 m2

IN BRIEF

A superb large detached house with generous room sizes in beautiful mature gardens on the edge of a small hamlet near Reigny, Cher.

The house has undergone an extensive upgrading and renovation programme in recent years to provide a comfortable family home in peaceful surroundings.

Offering 5 large bedrooms, two modern shower rooms with 2 separate toilets, large fully equipped vintage styled kitchen and huge living, dining room with feature wood insert fire and double aspect windows with large patio door to a large elevated terrace. The house has a large underbuild with a garage for multiple vehicles, wine cellar and boiler room with shower.

Superb family home, second home or gite in glorious surroundings with the medieval town of

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.

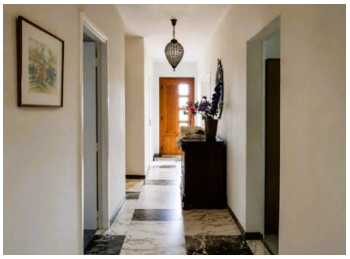
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LOCAL TAXES

Taxe foncière:	**568 EUR**
Taxe habitation:	**733 EUR**

NOTES

DESCRIPTION

On the edge of a small hamlet outside the village of Reigny the property is accessed on a large plot with a driveway for several vehicles and a large underbuild garage.

The house is elevated and access to the ground floor is via an external set of stairs to a long corridor with and very large living/dining room with double aspect windows and patio poors to a very large terrace also elevated over the side and rear garden. The lounge dining room has a feature insert wood burning fire and a 2nd door to the entrance hallway.

On the opposite side of the entrance hallway is a large kitchen recently updated but with vintage tiling and style throughout. This fully equipped kitchen with dishwasher, induction cooking and electric oven also has double aspects to the front and side of the property.

Continuing down the hall there is a staircase to the upper floor and a doorway to the staircase to the lower ground floor with large garage space for multiple vehicle, wine cellar, workshop area and boiler room with shower. The property is serviced by both wood and gas cistern (submerged in the garden) offering flexible heating options and with the double glazing and insulation, providing a C rated energy efficiency.

To the end of the ground floor is a large bedroom and also a modern shower room and separate WC.

The first floor opens to a large central hallway with 4 large bedrooms off and...