

Traditional rural farm house in an idyllic location with barns and a long private drive.



## INFORMATION

|             |                            |
|-------------|----------------------------|
| Town:       | Saint-Hilaire-en-Lignières |
| Department: | Cher                       |
| Bed:        | 1                          |
| Bath:       | 1                          |
| Floor:      | 50 m2                      |
| Plot Size:  | 3700 m2                    |

## IN BRIEF

This is a great opportunity to purchase a traditional small farm set back in a stunning location accessed via a private county lane with no direct neighbours. The property has multiple outbuildings, it is in need of a full renovation but this can of course give you the chance to create a home to your own requirements. 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

DPE not required.

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

Currently the old farmhouse comprises of two large rooms (3.4m x 5.4m and 4.6m x 5.5m) plus a working toilet room (2.5m x 1.5m) and an attic that could be renovated. The massive adjoining barn has multiple traditional rooms formally used to house the animals and an open hanger. Opposite the house there are further outbuildings previously used as stables, workshop and storage. In total there is more than 200 m<sup>2</sup> of outbuildings sitting on a plot of over 3700 m<sup>2</sup>. This property has been completely cleared and maintained so any potential buyer can imagine what they can do to make it the perfect rural home.

There is the potential to purchase a further 2 hectares of good pasture that is connected to the property if required.

## LOCAL TAXES

**Taxe foncière: 354 EUR**

All measurements are approximate.

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

## NOTES