LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48299MKE18 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Large, villa-style bungalow property, close to the water-activity area of Sidiailles lake, large gardens.















INFORMATION

Town:	Sidiailles
Department:	Cher
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	2465 m2

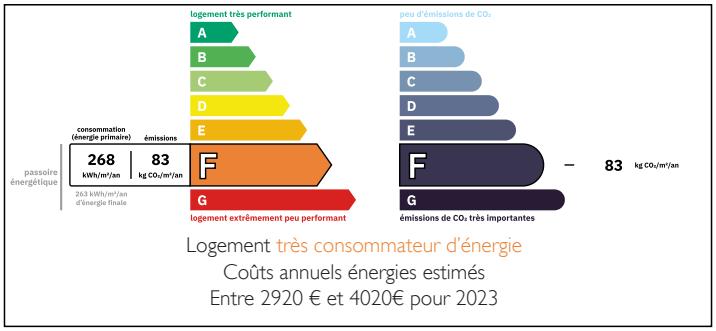
IN BRIEF

Sidiailles is a small rural commune in the Cher department, in the Centre-Val de Loire region of central France. It is an area of quiet villages, rolling green countryside, farmland, wooded valleys and lakes — a good part of France to explore if you enjoy nature, traditional rural life and getting away from busy towns.

One of its main attractions is the Lac de Sidiailles, a lake and outdoor recreation area that draws visitors for walking, swimming in season, walking routes, water sports, tree-top adventure and other outdoor activities.

The nearest useful towns for shopping and services are Châteaumeillant, Culan and the larger town of Saint-Amand-Montrond

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2920 € et 4020€ 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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LOCAL TAXES

Taxe foncière:	**539 EUR**

NOTES

DESCRIPTION

An exceptionally well presented property, with double glazing, central heating, large room spaces and totally habitable straight away with only some refreshing and decorating required to add your own tastes.

To the front of the property, the driveway through the lawned front garden, leads to a carport at the side of the house, To the front, large double French doors, off the raised terrace, lead into the open-plan lounge/dining room. The terrace has views of open countrside in the distance.

To the side of the house, you enter into an exceptionally large conservatory, the whole width of the property. Fabulous for entertaining or relaxing, looking out over the garden at the rear.

From the conservatory, a small corridor gives access to a double bedroom and fitted kitchen. Turning to the left a larger corridor, leads to the large dining room/lounge with fireplace and integrated wood-burner, two further bedrooms and a bathroom and WC.

To one side, the garage has access to three large attic spaces. This area in turn, with the correct permissions could infact be renovated as a holiday rental. Perfect in summer for tourists visiting the activity lake.

The property is double-glazed, and has fuel central heating. The cellar houses the boiler.

A very well maintained property, in a very sought after location. Further photos and information are available from the agent.

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

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