LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48377ADU18 Price: 147 150 EUR

agency fees included: 9 % TTC to be paid by the buyer (135 000 EUR without fees)

Impressive town house in fantastic condition with 3 bedrooms, garden and river frontage















INFORMATION

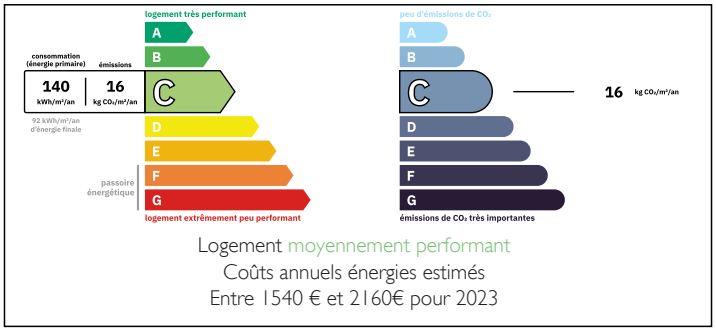
Town:	Lignières
Department:	Cher
Bed:	3
Bath:	2
Floor:	106 m2
Plot Size:	300 m2

IN BRIEF

This recently refurbished town house is ideal for a family home, rental property or holiday home. Ample parking at the front of the property and a stunning terrace with garden and river frontage to the back.

Located in the centre of Lignieres with easy access to 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



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1540 € et 2160€ 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.

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NOTES

DESCRIPTION

This charming well presented town house offers a large living space on the ground floor with a central passageway leading into the kitchen, living room/dining room, second living room with access out to the covered terrace, shower room and toilet. There is access to the cellar and stairs leading up to the first floor where you will find 3 large bedrooms and family bathroom with toilet. There is a further staircase leading to the attic that could be suitable to renovated into further living space if required.

The garden at the rear of the property has a large river frontage which can be enjoyed from the fully covered terrace. There is also a technical room for the heating system that offers the choice of fuel or a newly installed heat pump, the property also has double glazing throughout and has been given a C rating in the energy efficiency report that is available on request.

This is generally a fantastic property, in great condition, no work required and located in the heart of a traditional french market town.

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

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