



Ref: A29140ADU18 Price: 349 800 EUR

agency fees included: 6 % TTC to be paid by the buyer (330 000 EUR without fees)

Imposing rural property with 5 bedrooms, mature gardens, swimming pool and land in a very peaceful location.



# INFORMATION

Town: Lignières

Department: Cher

5 Bed:

2 Bath:

Floor: 307 m<sup>2</sup>

Plot Size: 15749 m<sup>2</sup>











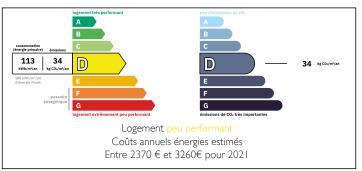


### IN BRIEF

Located down a quiet country lane but just 5 minutes drive to the market town of Lignieres with it's bars, restaurants, boulangerie and supermarket. The largest nearby town is Saint Amand Montrond, 20 minutes, famous for its gold and jewellery history but also offers easy access to the motorway heading north or south.

With its quiet, country lanes the area around the house is great for cycling, walking and visiting gardens, museums and chateaux.

# **FNFRGY - DPF**



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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: 1634 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

On the ground floor-

Entrance hall - 10.5m2 with access to the impressive staircase to the first floor

Lounge- 87.1 m2 with a stunning fireplace and feature window looking out to the swimming pool and the views beyond.

Office/bedroom-10,9m2

W.C.-4.9M2

Washroom-13.3m2 with access outside

Dressing room-6.27m2

Bathroom-12.8m2 with shower and bath

Kitchen-20.5m2 fully fitted with amazing views

Store room-10.3m2

Bedroom-16m2 with door access out to the terrace and views

Double garage- 40.1m2 with internal access from the house

Workshop-12.3m2 access via the garage

On the first floor-

Bedroom-26.7m2 with access to the adjoining bathroom

Bathroom-6.7m2 with shower and double sinks W.C. - 1.6M2

Landing area-12.9m2 with feature window and staircase

Bedroom- 8.9m2 with exposed beamed ceiling

Bedroom- 9.4m2 with exposed beamed ceiling

Bedroom-19.4m2 with exposed stone

Children's playroom-52.15m2 but also could be used for many other purposes.

The house also benefits from a cellar under the garage with 2 rooms, the first is used for all of the pumps and equipment for the swimming pool and the second the cave to keep your wine at a good temperature.

The outside-

Large terrace to the back with steps leading down to the swimming pool area with a newly fitted cover. Large mature garden and field totalling 15,749 m2 leading down to a small river.

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