

Super 3 bedroom townhouse with excellent amenities, restaurants and market in the Cher

EXCLUSIVE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Châteaumeillant   |
| Department: | Cher              |
| Bed:        | 3                 |
| Bath:       | 2                 |
| Floor:      | 76 m <sup>2</sup> |
| Plot Size:  | 0 m <sup>2</sup>  |

## IN BRIEF

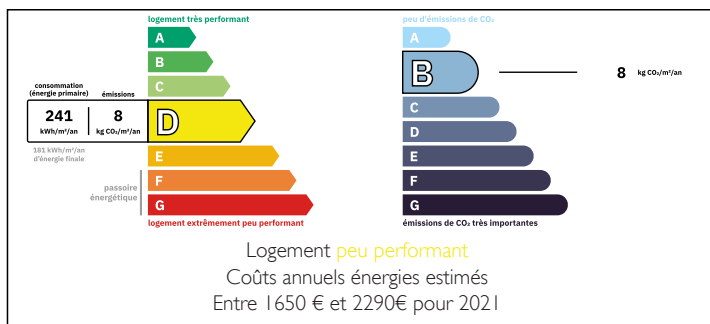
A wonderful 3 bedroom town house is a perfect lock & leave 2nd home or permanent home in a lovely village with amenities on your doorstep and surrounded by wonderful countryside.

The town has restaurants, cafes, banks, bakeries, super markets, brico stores and clinic plus outdoor swimming pool and market every friday. All within walking distance, you can enjoy the cafes and market days and petanque in the town centre and the various clubs in the area.

The property doesn't have a garden - just the house and attached garage and therefore provides the simplicity of town living with everything on your doorstep. It's a great location to make the most of central France living with the recreational lake of Sidiailles with beaches and water sports just 12mins drive.

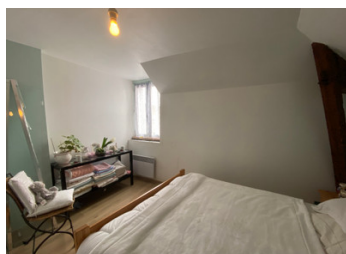
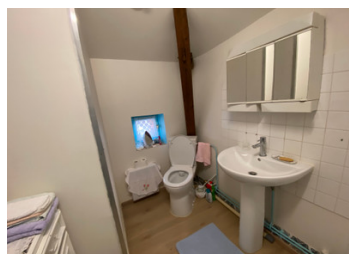


## ENERGY - DPE



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

The house is entered into a large lounge diner with a feature pellet burning stove. Adjacent is a 2nd living area and the separate fully equipped kitchen is also adjacent with an open area/americal style to the smaller lounge. At the end of the large lounge/diner is access to a very large modern and recently completed shower room with WC.

The kitchen has an under stairs cupboard and a doorway to the rear hall and staircase and onwards to the attached garage.

From the stairs the first floor has 3 good sized bedrooms and a further large shower room with WC.

With shutters throughout - the house can be easily closed and locked for trips away. and no worries about gardening - as there will be no overgrown garden to return to!

This is sure to appeal to families, 2nd home owners and rental investors too. Please reach out for more information and photographs.

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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