

Large well maintained 8 bedroom townhouse with a stunning courtyard, large garage and storage

EXCLUSIVE

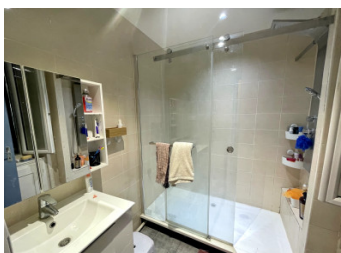
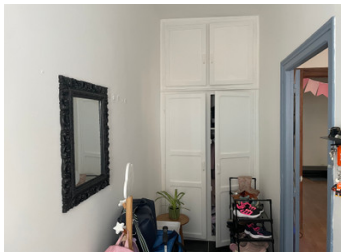


INFORMATION

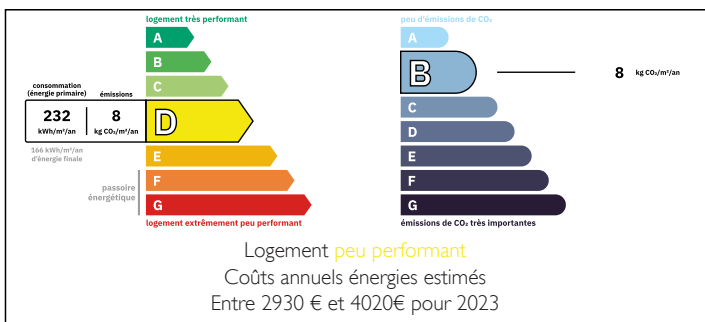
Town:	Lignières
Department:	Cher
Bed:	8
Bath:	2
Floor:	183 m2
Plot Size:	150 m2

IN BRIEF

This large well maintained 8 bedroom town house is ideal for a family home, rental property or holiday home. Included is a large barn ideal for use as a garage with quiet access from the rear of the property. Located in the center of Lignieres with easy access to the weekly market, shops , bars, theater, 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



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

When entering the property from the front you have a large hallway with ample storage for coats and shoes before entering the main house. There is a large living/dining area with a wood burner for those cold winter nights, the large well equipped kitchen is at the back of the house and has access directly out to the charming courtyard. The ground floor also has a bedroom that is currently used as an office, plus there is also shower room and WC.

The first floor has 5 good sized bedrooms, one of which benefits from an en suite shower room and pellet boiler.

The second floor is accessed via 2 staircases, the first leading to a small bedroom and the second leading to a large renovated space comprising of 2 large rooms that could potentially make a small apartment.

The property has double glazing throughout and electric heaters in areas that do not benefit from the wood burner on the ground floor and the pellet burner on the 1st floor.

The large barn is located at the back of the central courtyard, vehicle access is via double doors found on a small private road at the rear of the property which has shared ownership with the neighbours.

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

NOTES