

A charming 3 bedroom house and small garden on the outskirts of the traditional market village of Lignières.



## INFORMATION

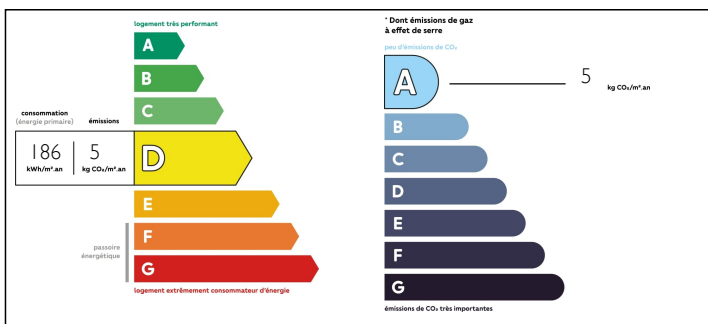
Town:	Lignières
Department:	Cher
Bed:	3
Bath:	1
Floor:	94.6 m2
Plot Size:	179 m2

## IN BRIEF

This well-maintained village house is ideal for a small family, or as a rental property or holiday home. It is located on the outskirts of Lignières and is within easy walking distance of the weekly market, shops, bars and restaurants. A deceptively large property, with everything you need on the ground floor, this gem of a house also has a fantastic 42m2 (approx) attic conversion.

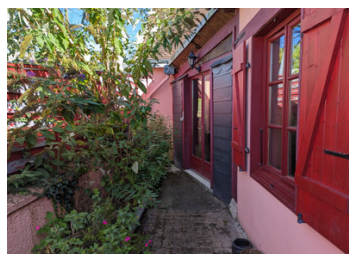


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe habitation: 211 EUR

## NOTES

## DESCRIPTION

This well-maintained village house is ideal for a small family, or as a rental property or holiday home. It is located on the outskirts of Lignières and is within easy walking distance of the weekly market, shops, bars and restaurants.

A deceptively large property, with everything you need on the ground floor, this gem of a house also has a fantastic 42m<sup>2</sup> (approx) attic conversion.

On the ground floor, the house benefits from a large lounge area with an attractive wood burner, a fully equipped kitchen, two bedrooms, a shower room and separate toilet.

Upstairs, the recently renovated, spacious attic conversion has a wonderful vaulted ceiling and the potential to be a huge work-at-home space or stunning master bedroom suite.

Outside, the fully-fenced garden is utterly enchanting, with herbs and flower beds, and a large double-height barn offers ample space for storage, or even conversion to extra living space, subject to planning permission.

Situated in the beautiful Cher department of central France, this flexible house could be the perfect full-time home or holiday lock-up-and-leave. The area offers plenty to do, with its many lakes, forests, rivers, gardens and chateaux, and it has easy transport links via road and rail. Lignières itself is a very well-served village and is particularly famous for its equestrian pursuits, including its annual donkey festival celebrating the rare 'Grand Noir du Berry' breed. Please ask for more information and photos.

Property measurements are approximate.

-----

Information about risks to which this property is exposed is available on the...