

Charming rural house located in a quiet setting with garden and small field to the front of the property



## INFORMATION

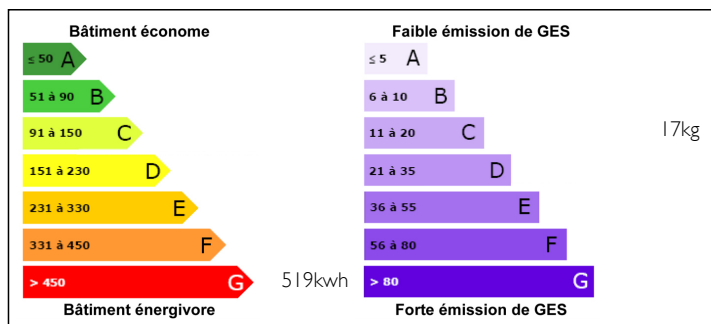
Town:	Rezay
Department:	Cher
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	2638 m2

## IN BRIEF

This attractive country house is situated in a very small hamlet accessed via a small quiet lane. It has a garden to the front and the rear plus a small field of approximately 2000 m2 that can be seen from the veranda that runs along the front of the property. The larger market towns of Ligniere and La Chatre are only a short drive away. The region is known for its many lakes, forests and Chateaux making it the ideal holiday home.



## 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

On the ground floor the house has a lounge area with access to an office that could be also used as a small bedroom, a compact kitchen with access to a toilet and shower room, plus a further living room/dinning room with log burner for those cold winter nights and large double doors leading out to the garden. The first floor has 2 good sized bedrooms plus a further bathroom. There is a long conservatory to the front of the house with spectacular views over open country side.

The property also has a workshop and small barn which could be renovated into further living accommodation. There is a garden to the front and rear plus a small field opposite the house of approximately 2000 m2.

This is a fantastic property in a stunning rural location, it has been kept to a good standard and an early viewing is recommended.

## LOCAL TAXES

Taxe habitation: 210 EUR

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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