

Character three bedroom detached house with large garden.



INFORMATION

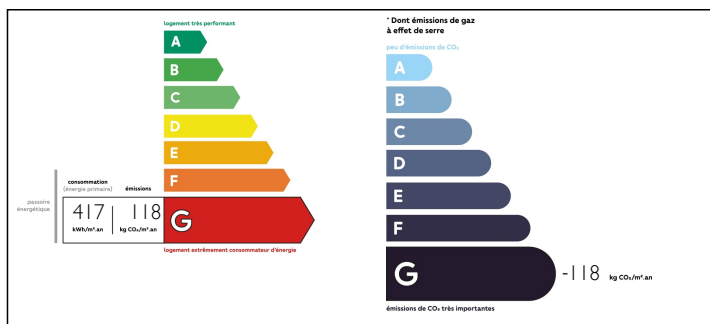
Town:	Saint-Plantaire
Department:	Indre
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	2269 m2

IN BRIEF

This lovely house is just ready to walk right into. Nicely maintained, character property near to a large leisure lake and restaurants.



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

Ground floor.

Entrance hallway. Off which is the lovely size lounge with wood floor and window to front. Decorative fireplace (non working). Also from the hallway is the good size kitchen with cupboards, sink unit. White goods will be staying. There is a door leading to an inner hallway with stairs up to the first floor and a door leading down to the basement/sou-sol. Next to the kitchen is the dining room with, again, wood floor and window to the side. Also on the ground floor is a shower room with W.C.

On the first floor there are three lovely light and airy bedrooms, one of which, the master, has its own bathroom and W.C.

The basement houses the boiler, oil tank and the washing machine - this is a great space which covers the whole footprint of the house.

Outside, there is an enclosed garden, a private parking area and a small field.

You are under 10 minutes' drive to the leisure lake with all water activities and restaurants, around 10kms to the nearest market town of Aigurande with all amenities and 85 kms (around 1 hour 10 minutes) to Limoges with its airport. A lovely 'French cottage' type property.

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

LOCAL TAXES

Taxe foncière: 500 EUR

NOTES