

Converted stable with separate fully-furnished gîte in exquisite park-like gardens.



## INFORMATION

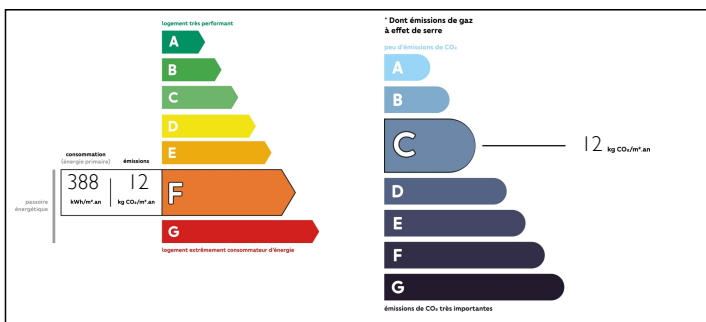
Town:	Sainte-Sévère-sur-Indre
Department:	Indre
Bed:	5
Bath:	2
Floor:	155 m2
Plot Size:	7085 m2

## IN BRIEF

A charming rural property, 5 kms from the historic village of Sainte-Sévère-sur-Indre. This area is renowned for its connections with world-famous novelist George Sand, and the celebrated French film-maker, Jacques Tati, and in fact this converted stable is reputed to have once housed Monsieur Tati's own horse. Sainte-Sévère-sur-Indre has schools, doctors, a pharmacy, vets, boulangerie, convenience store, post office, hairdressers and a popular restaurant. Further services can be found in the lovely small town of La Châtre, 25 minutes away.



## 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 foncière: 14 EUR**

## NOTES

## DESCRIPTION

**The Converted Stable** – This is now an extremely comfortable home, fully insulated and double-glazed, with 3 bedrooms and living accommodation all on the ground floor. The light and spacious lounge/dining room has large French doors and windows which open directly on to the spectacular grounds.

**The Detached Gite** – Fully furnished, this delightful gite is more than 100 years old. Quaint and full of French charm, it has its own fenced garden and entrance from the lane. With a bedroom on the ground floor, and one upstairs, there is also a large attic room which could become another bedroom.

**Outside** – This property has a garage, an enviable traditional French cave which is perfect for storing wine, and a wonderful 100 m2 timber barn with integral workshop. The gardens of almost 2 acres are a nature lover's paradise, with mature trees, a potager and beautiful open views.

Please ask for more information and photos.

Property measurements are approximate.

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