

Beautiful traditional farmhouse with 45m2 farmhouse kitchen, substantial barns & 9 acres.

EXCLUSIVE



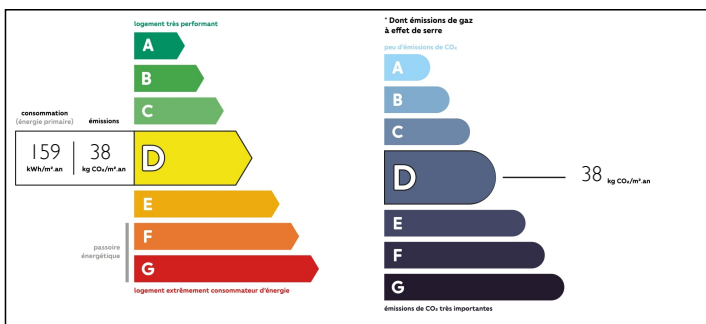
INFORMATION

Town:	Sainte-Sévère-sur-Indre
Department:	Indre
Bed:	3
Bath:	3
Floor:	190 m2
Plot Size:	36481 m2

IN BRIEF

Tucked away in a rural hamlet, this spacious country home has the feelgood factor and would make a marvellous retreat or smallholding. It is only 7 minutes from the historic village of Sainte-Sévère-sur-Indre, with its schools, doctors, pharmacy, vets, boulangerie, convenience store, post office, hairdressers and popular restaurant. Further services can be found in the charming small town of La Châtre.

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: 436 EUR

NOTES

DESCRIPTION

The Farmhouse – Full of character, with original beams and doors, you enter directly into the vast farmhouse kitchen, with its wooden floor, chimney and woodburner, instantly the hub of the house. Through a door to the right, there is a boiler room for the oil central heating, a separate toilet, a pantry/storeroom and a large utility room. A private (spiral) staircase at this end of the house leads to an impressive master bedroom suite that has French doors opening to a private balcony with superb, far-reaching views.

A door to the left of the kitchen leads to a snug with another staircase and cellar/storeroom, and then a lounge with fabulous chimney and woodburner. This room could also be used as an occasional ground floor bedroom as there is a shower room attached.

The stairs from the snug lead up to a large landing area, which would work well as an office. From here there is a bathroom and two bedrooms, one of which is a massive 32m². The wonderful ensuite shower room to the master bedroom can also be accessed by this 32m² bedroom if need be.

The Barns – The main barn is extraordinary. It is divided into different animal areas for sheep, cows and horses, and could be developed to fit any manner of project. There is also a garage, with direct access to a field, which could be used as an animal shelter.

Outside – This property comes with 9 acres of land, over...