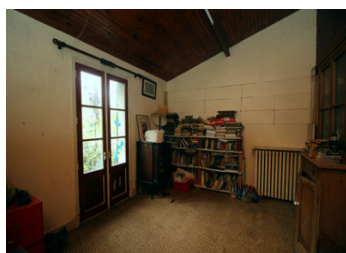


Large farmhouse in need of renovation, with over 8.5 hectares.



INFORMATION

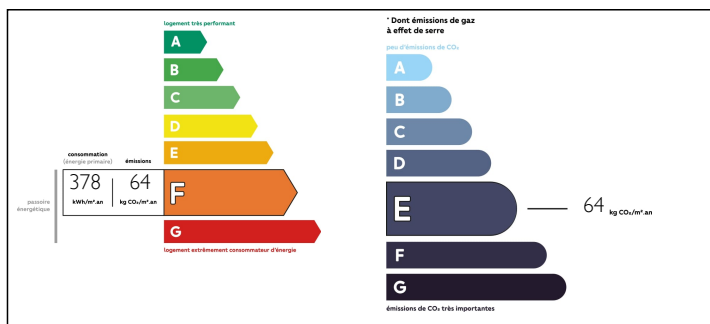
| | |
|-------------|----------|
| Town: | Heugnes |
| Department: | Indre |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 187.5 m2 |
| Plot Size: | 85450 m2 |



IN BRIEF

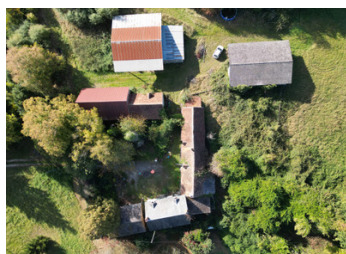
Marvellous opportunity to create a wonderful home in a stunning setting. The property is approached via a private drive, past fields which are edged with established trees. You arrive in a courtyard in front of the main house. There are no near neighbours and the buildings and land are not overlooked. There are numerous outbuildings. The house is habitable, but in need of complete renovation. There is gas central heating throughout, running off a recently installed boiler. There are plenty of original features such as the terracotta floor tiles and stone window ledges. There are two double bedrooms downstairs - one has a bathroom and the other has a shower room nearby. Upstairs are two large further bedrooms, separated by a shower room.

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: 141 EUR

NOTES

DESCRIPTION

Situated on the edge of the commune of Heugnes. The village has a restaurant/bar, garden centre and a boulangerie. Proximity to Pellevoisin (2km), Ecueille (8km) for supermarket, petrol station, pharmacy and other shopping. Buzancais (15km) has comprehensive facilities. The regional centre of Châteauroux is only 35km away. ZooParc Beauval (32km) is not far – one of the top zoos in the world due to its rare breed survival programme – a number of giant pandas have been born there in the last few years. The great Châteaux of the Loire are within easy reach and the area north of Heugnes up to the Loire is famous for its quality sparkling and non-sparkling white wines.

You go into the house via a large entrance hall (12.7 sq m) with terracotta floor tiles. (This probably was a kitchen or utility room at some stage as there is an old sink and wall tiles).

The double aspect sitting room (31.4 sq m) is entered from the hall. The room benefits from a log burner and a wooden staircase leads to the first floor.

At the rear of the entrance hall is a double bedroom (9.6 sq m) with a window over the rear garden.

Off the entrance hall is a corridor (2.5 sq m) with built-in cupboards. This leads to a shower room (4.9 sq m) and a second reception room with sloping ceiling (13.8 sq m).

From the second...