

Deceptively spacious village house, on one floor, with basement and attic to convert.

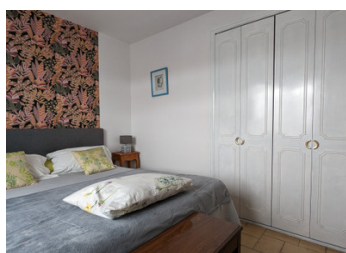


INFORMATION

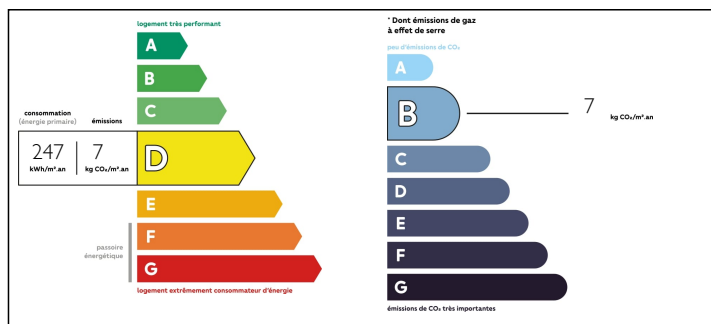
Town:	Montgivray
Department:	Indre
Bed:	4
Bath:	1
Floor:	124 m2
Plot Size:	2552 m2

IN BRIEF

This property has it all – a large sitting room, kitchen and four bedrooms, all on the one level, with the same vast basement space below, and an attic above. It is situated in a pretty village which has its own château, and is only a few minutes from the charming and historical town of La Châtre with schools, shops, bars and restaurants. On a peaceful street, this lovely detached house sits in over half an acre of land and has a 180m2 outbuilding with separate street access, as well as a cellar, garage and basement already separated into rooms, with plumbing and electrics.



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

The current living space is all on one level, with entrance hall, spacious fitted kitchen, L-shaped lounge/dining room with chimney and woodburner, four bedrooms, two with patio doors and three with fitted wardrobes, and a bathroom with bidet and separate WC. Stairs are already in place to access the basement and attic. The basement is currently used mainly for storage, but with its own entrance from the garden and a shower room and toilet already in place, it would make a marvellous annex. The attic has dormer windows.

This property is warm and snug, with double glazing, insulation and a 'pompe à chaleur' heating system, as well as the woodburner. It is connected to mains drainage.

The large garden, with its separate street accesses, potager and shrubs, is a real find in a residential area.

Please ask for more information and photos.

Property measurements are approximate.

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

NOTES