

Superb and spacious 5 bedroom house in top condition on large plot in Pellevoisin.



INFORMATION

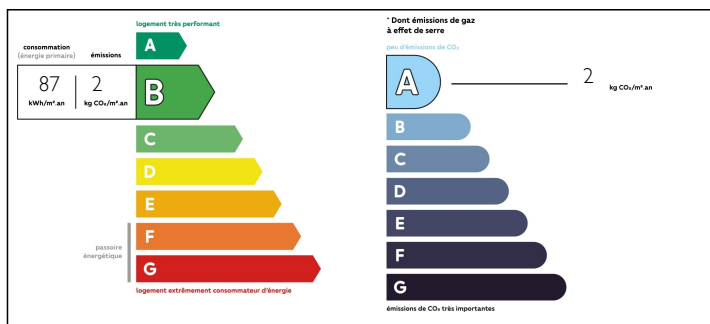
Town:	Pellevoisin
Department:	Indre
Bed:	5
Bath:	4
Floor:	192 m2
Plot Size:	1677 m2



IN BRIEF

Modern spacious 5 bedroom house in exceptional condition within a small group of individually designed houses and occupying a double plot in the heart of Pellevoisin. The clever design includes all you need to live comfortably on one level but with considerable additional accommodation above and below. This is a comfortable house with plenty of space for entertaining and working with room for all the family. Efficient and economical underfloor heating completes the package.

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: 1374 EUR

NOTES

DESCRIPTION

Pellevoisin is a pleasant small community with a number of useful features within easy walking distance including a great boulangerie, grocery shop, restaurant, pharmacy, post office and more. Full commerce is available from Buzancais, some 12km away, including supermarkets, petrol stations, bars and restaurants, and so on.

The house is in first grade condition, just turn up with your furniture and move in. Built in 2008/9 to current standards, heating is by air-source heat pump supplying underfloor heating for the ground floor. Double glazing and high levels of insulation mean this is an economical house to run.

The house comprises:

- Ground Floor – Large open plan reception area (44m²) with entrance, seating, dining areas. Separate enclosed kitchen (13.4m²). Stairs to upper floor. Door to lobby area (7.6m²) with three bedrooms (16.4, 15.2 & 11.4m²), ensuite shower room to middle bedroom (1.7m²) family bathroom with bath and individual shower (8.3m²) and separate wc (1.6m²). Further door in lobby to lower ground floor.
- Upper Floor – Stairs leading to large studio/bedroom area (34m²). Shower room (2.7m²) and separate wc (1.2m²). Small bureau (6m²) with access to loft area.
- Lower Ground Floor – Lobby (3m²) with doors to bedroom (18.4m²) and bathroom/wc (9m²). Door from lobby also to generous garage part fitted out with units for summer kitchen – ceramic tiled floor. Additional storage areas.
- External – Garden with off-street parking and access to garage. Generous terrace accessible from main floor. External steps from Lower Ground to main...