

Fully renovated farmhouse with gite potential.

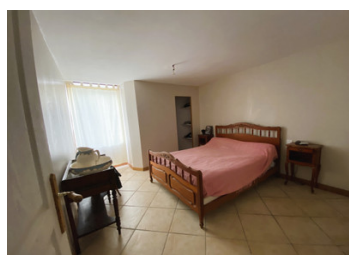


## INFORMATION

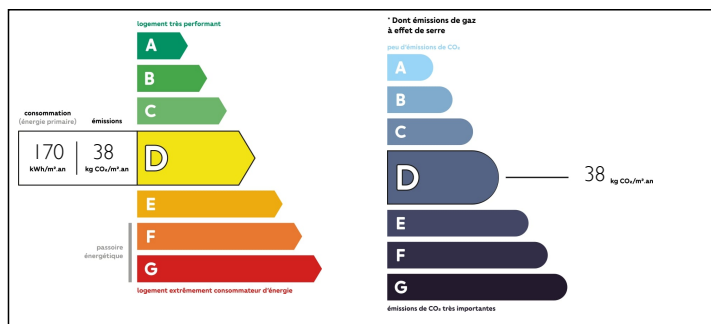
Town:	Lignerolles
Department:	Indre
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	6312 m2

## IN BRIEF

Located on the outskirts of the small commune of Lignerolles, in the beautiful Indre department. This property benefits from its peaceful countryside setting, while only a 15-minute drive from the larger commune of La Châtre. Here, you will find all the necessary amenities such as schools, medical centre, banks, etc. This charming town is also a great destination for a day out, offering a large variety of shops, restaurants, bars and cultural activities.



## 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: 244 EUR**

## NOTES

## DESCRIPTION

This beautifully renovated farmhouse is built entirely on the ground-floor, with the potential of expanding into the attic.

Upon entry, you will immediately feel the warmth of this freshly renovated home, thanks to the under-floor heating which follows you throughout. Straight off the entrance hall, you will be welcomed by a stunning and characterful living/dining room and a spacious open-plan kitchen. With a living space of over 35m<sup>2</sup>, the heart of this home is perfect for receiving guests or spending time with the family.

Leading on from the kitchen, is a large walk-in pantry, perfect for storing goods and a large freezer for example.

Further on, there are two bright bedrooms, one with a built-in wardrobe. You will also find an office, a large bathroom and two WCs on either side of the home.

This farmhouse sits on over 6300m<sup>2</sup> of land, including a 3600m<sup>2</sup> garden.

This property includes two barns, one of them connected to water and electricity, a large hangar and various other outbuildings. There is also a well on the land, which is already connected to the house, and a new septic tank.

The final unique feature of this property is the second home. Detached from the main house, with its own private courtyard and attached barn, this small house is a complete renovation project, which opens up multiple opportunities for a gîte, Airbnb, guest house etc. This house is accessible from the main home and also has its own separate entrance...