

Delightful and spacious 4 bedroom house near Liniez set in 2.4Ha of beautiful verdant grounds. Outbuildings.



## INFORMATION

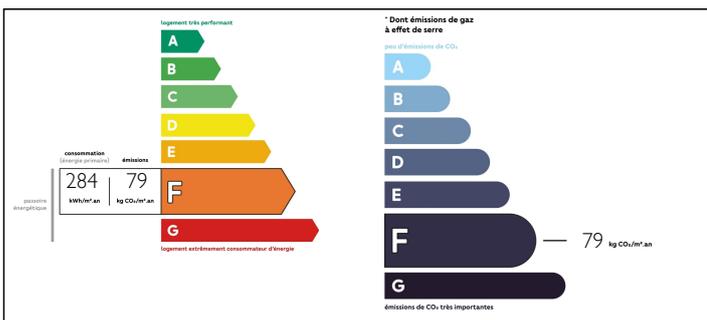
Town:	Liniez
Department:	Indre
Bed:	4
Bath:	3
Floor:	214 m2
Plot Size:	23713 m2



## IN BRIEF

One of the beauties of this place is the fact that your nearest neighbour, a farmer, is perhaps 6-700m away. The only people you are ever likely to see, apart from the ones you invite, are the postman and the farmer from next door as he passes by with a cheery wave at the bottom of your drive on his way to work! The garden is surrounded by trees. There is a massive barn and many outbuildings available for whatever uses you want - perhaps a gite or two? There is also a large cottage which requires re-roofing and refurbishing. Perhaps you might turn this into a self-sufficient smallholding with income from gites as well?

## 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 owners have enjoyed the gentle seclusion of this delightful house for many years but now find the level of maintenance too much for them with other distractions demanding more and more of their attention in the UK. There is plenty of room within the grounds for a wide variety of activities and leisure – let your imagination run riot!

The main house has large living spaces much suited to entertaining with a large salon open to the equally large dining area. There are four good sized bedrooms, two at ground floor and all with their own facilities. The grand suite at first floor has a substantial roof terrace overlooking the garden. There is also a generous terrace outside the salon for afternoons in deep contemplation – with a glass of the local wine, of course!

No description can really convey the beauty and tranquility of this spot and we strongly recommend you view this wonderful opportunity to appreciate the glorious environment here.

### • Ground Floor:

Entrance hall (16.2m<sup>2</sup>) with glazed, double doors to dining room (24m<sup>2</sup>) open to living room (37.4m<sup>2</sup>) with glazed, double doors to, and pleasant views over, terrace and garden. Kitchen (24.3m<sup>2</sup>) accessible from entrance and dining area and door leading to utility room (12.9m<sup>2</sup>) and boiler room (5m<sup>2</sup>). Bedroom 3 (16.6m<sup>2</sup>) with separate ante-room (9.4m<sup>2</sup>) and shower room (3.2m<sup>2</sup>). Bedroom 4 (16.1m<sup>2</sup> – incl shower room).

### • First Floor:

Bedroom 1 suite (33m<sup>2</sup>) with shower room (6.5m<sup>2</sup>) glazed doors to secluded roof terrace (56m<sup>2</sup>)...

## LOCAL TAXES

**Taxe foncière: 2240 EUR**

**Taxe habitation: 1920 EUR**

## NOTES