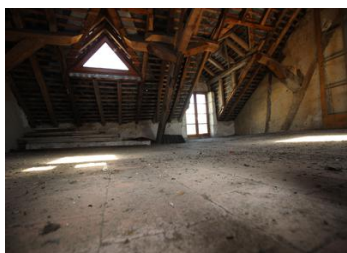


Attractive cottage in the centre of Poulaines requiring complete renovation!



INFORMATION

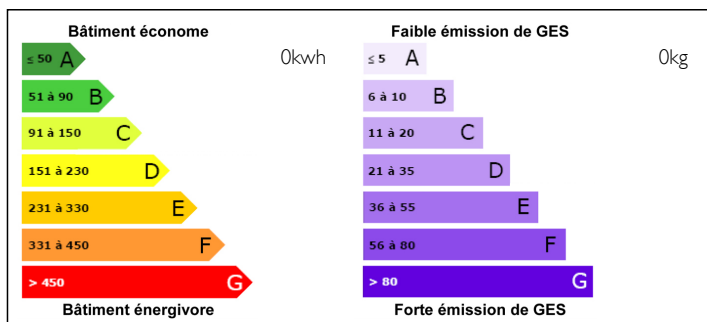
Town:	POULAINES
Department:	Indre
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	126 m2



IN BRIEF

Superb opportunity to buy a slice of the French life for a tiny sum. This cottage requires comprehensive renovation. The demolition and clearing out have been done and now the re-build can start according to your specific desires. This will make a fantastic little pied-a-terre for someone with a bit of vision.

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 cottage is right in the middle of the lovely little villages of Poulaines complete with its boulangerie, pharmacy, post office and the initial essentials to make life a delight. Valençay (8km) has much more in the way of shopping, restaurants and the historic château.

The roof appears to be in good condition with rooflights already installed. We believe water and electricity have already been brought into the building and mains drainage is available in the street in front of the cottage. There are many possibilities for this cottage subject to the usual planning consents.

- Ground Floor.

Arranged as a front space (29.4m² - possible to subdivide if required) and a rear space (8.8m²) – probably a kitchen area – with a door to the garden.

- First Floor.

The loft floor already has a stair opening framed within it and the loft could probably accommodate two small or one large bedrooms.

On a plot of 126m² with a right of way to the neighbouring property.

Airports at Châteauroux (46km), Tours (104km) and Limoges (169km)

TGV trains at Châteauroux, and Vierzon (43km).

Autoroute A20/E9 at Vatan (15km)

NOTES