

Large detached 3 bedroom village house with land and outbuildings in a very quiet location



INFORMATION

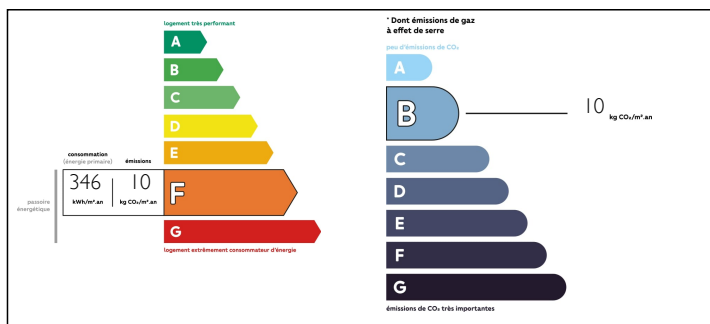
Town:	La Berthenoux
Department:	Indre
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	4291 m2

IN BRIEF

This unusual house is immediately habitable and also offers massive renovation and commercial opportunities on a plot of over 4000 m2. It is located in a small village which is only a short drive to all the amenities of Lignières and La Châtre. This area is rich with many châteaux, forests, lakes and walks and also has easy access to all transport links.



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: 793 EUR

Taxe habitation: 723 EUR

NOTES

DESCRIPTION

Ground floor.

The main entrance hall gives access to a bedroom with en suite bathroom, a fully equipped kitchen and large lounge area that leads through to the conservatory.

First floor.

Two bedrooms and a shared bathroom. You also then have access into the large attic space of over 170m2 that already has windows fitted for future renovation.

Behind the main house there are 3 large garages and to the side a warehouse of approximately 140 m2 with a loading bay and roller shutter door.

The outbuilding contains a small apartment for renovation and more storage space.

A large garden and the opportunity to reinstate a former pond that is currently dry.

This house offers many opportunities for renovation and commercial use at a fantastic price.

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