

## Charming Fixer-Upper in the heart of the French countryside

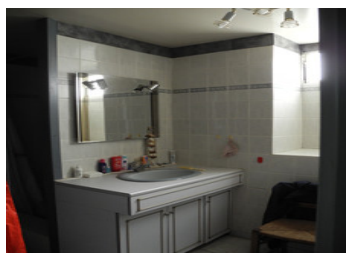


## INFORMATION

Town:	Ciron
Department:	Indre
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	950 m2

## IN BRIEF

Nestled within the captivating expanse of "La Brenne" national park, this charming fixer-upper is cocooned within a secluded, private courtyard, complete with a quaint 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 house measures 110m<sup>2</sup> and is composed of:

Ground Floor:

- Dual Living & Dining Room (35m<sup>2</sup>): Dual-purpose dining and living area, complete with wood-burning stove
- Galley Kitchen (10m<sup>2</sup>)
- Bedroom 1 (12m<sup>2</sup>): Can also be used as a study or home library.
- WC
- Shower Room (6m<sup>2</sup>)
- Laundry Room (8m<sup>2</sup>)
- Cellar (16m<sup>2</sup>): An enticing option for wine enthusiasts, offering storage for your fine collection.

First Floor:

- Bedroom (30m<sup>2</sup>)
- Attic (8m<sup>2</sup>): A versatile space that could be transformed into a walk-in wardrobe or an en suite bathroom.

Exterior:

- Versatile Double Garage: Offers the flexibility to park vehicles or utilize it as a storage area for your various household items, tools, or bicycles.
- Expansive Plot (950m<sup>2</sup>): Embrace your green thumb and make the most of this ample space to cultivate fruits and vegetables.

Alternatively, envision a charming patio where you can unwind and savour a glass of wine from your collection on warm summer evenings.

Explore the numerous bike trails in La Brenne, offering splendid views of lakes, ponds and lush forests that will captivate you with their beauty.

Discover various local flora and fauna through observatories, or take a refreshing dip in the local lake.

Visit a charming town centre where inviting restaurants and cafés await.

Share a picnic at the local "La Creuse" river spot and

## NOTES