

Converted farmhouse in peaceful setting with separate house for business use, gite or further living space.

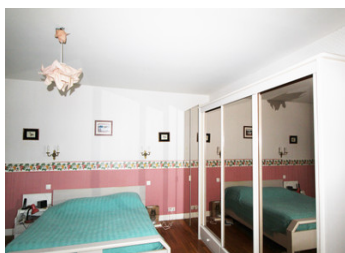


INFORMATION

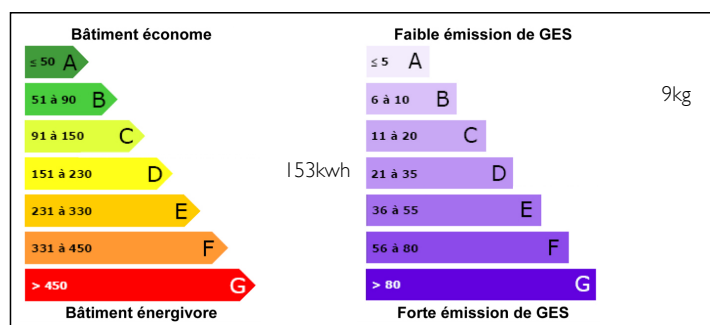
Town:	Le Blanc
Department:	Indre
Bed:	7
Bath:	4
Floor:	225 m2
Plot Size:	6170 m2

IN BRIEF

This property is in a rural unspoilt location but only three km from the centre of Le Blanc which provides access to hospital, supermarkets and all the amenities of a large town. The two houses provide an adaptable layout with seven bedrooms and a variety of other rooms which can be used to your needs and tastes. The main house provides large, bright and spacious living - the main living room is over 55m2 and the open fire is a stunning focal point. On the ground floor are a large kitchen, three large bedrooms, a dressing room, bathroom and WC, and an office. On the first floor are an additional three bedrooms, sports room, office and a shower room. Further rooms can be adapted to your needs. The house has two terraced areas facing east and west. A separate building has three large rooms and a shower and WC....



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: 2643 EUR

NOTES

DESCRIPTION

Main house:

On the ground floor is a reception hall (14m²), kitchen (20m²), utility room (9m²), sitting room (56m²), wood store and boiler room 6m²), hallway (12m²), bathroom and toilet (12m²), three bedrooms (23m², 14m² and 13m²), dressing room from largest bedroom (18m²), storeroom, cellar.

On the first floor are four bedrooms, two bathrooms and toilet, storage space and three further rooms.

Second house:

On the ground floor is an entrance hall, room (10m²), shower and toilet, room (26m²). On the first floor are two large rooms (40m², 26m²). There is also a large workshop.

There are numerous outbuildings and a car port.

The ground floor of the main house has a heat pump to supply heating and the walls are all insulated. The estimated annual energy costs are just over 2.000 euros.

The town of Le Blanc which is three km from the house has all the amenities you would expect; hospital, supermarkets, restaurants etc. The towns of Limoges and Poitiers are both a one hour drive and provide both TGV and airports.

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