

Attractive 3 bed cottage, good-sized flat garden in active village with restaurant/bar. Lots of space inside and out. In excellent condition.



INFORMATION

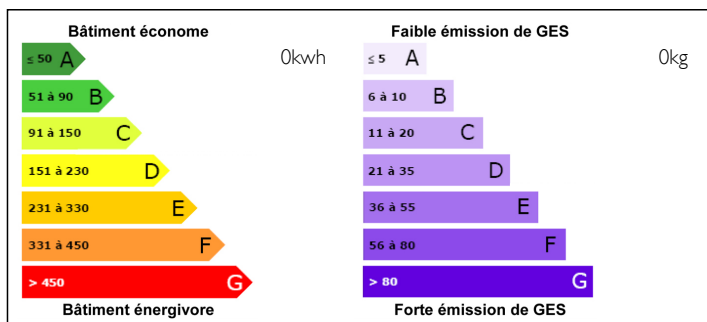
Town:	HEUGNES
Department:	Indre
Bed:	3
Bath:	2
Floor:	110 m ²
Plot Size:	1666 m ²



IN BRIEF

This is a really pleasant place to sit and ponder with a glass of wine and a snack. The exterior has a large area laid to gravel and then a substantial area of grass. The local village of Heugnes is a short walk away. It has a restaurant/bar, garden centre and a boulangerie. It is a truly peaceful area with a large green square in the middle and the church, restaurant and garden centre arranged around it together with a few houses. The steam train from Ecueille stops here on Wednesdays and Sundays in season.

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

Proximity to Pellevoisin (4km), Ecueille (10km) for supermarket, petrol station, pharmacy and other shopping. Buzancais (15km) has comprehensive facilities. The regional centre of Châteauroux is only 35km away. ZooParc Beauval (32km) is not far – one of the top zoos in the world due to its rare breed survival programme – a baby Giant Panda was born there two years ago. The great Châteaux of the Loire are within easy reach and the area north of Heugnes up to the Loire is famous for its quality sparkling and non-sparkling white wines.

- Ground Floor.

Entrance into kitchen/diner (23.2m²) with doors to main living area (30.3m²) and rear of garage area with shower room (4.5m²) and small study (5.3m² – could also be an occasional bedroom). Garage (20.6m²) with single pair of doors and plenty of space for workshop area.

- First Floor.

Stairs from kitchen up to landing area (4.5m²) with doors to 3 decent bedrooms (14.4m², 10m², 9.6m²) and bathroom (5.6m²)

- Basement.

Useful cool dry cellar for those precious bottles of wine

- External.

The entire outside is enclosed with gates giving access to the property and railings at the front, fenced at the rear. The area around the house is laid to gravel and the substantial flat rear garden is laid to lawn. On two sides of the back garden you have gardens of the commune, on the third side there is a neighbour although perhaps 20 metres away. To the front is the minor road which provides access....

LOCAL TAXES

Taxe foncière: **600 EUR**

NOTES