

Light-filled, comfortable apartment in prime city centre location with exceptional views

EXCLUSIVE



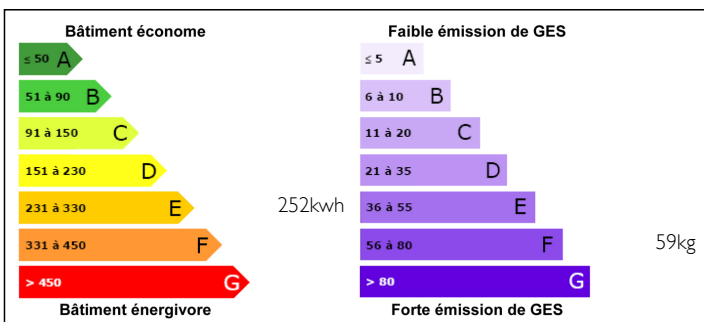
## INFORMATION

Town:	Châteauroux
Department:	Indre
Bed:	2
Bath:	1
Floor:	59 m2
Outside Space:	2827 m2

## IN BRIEF

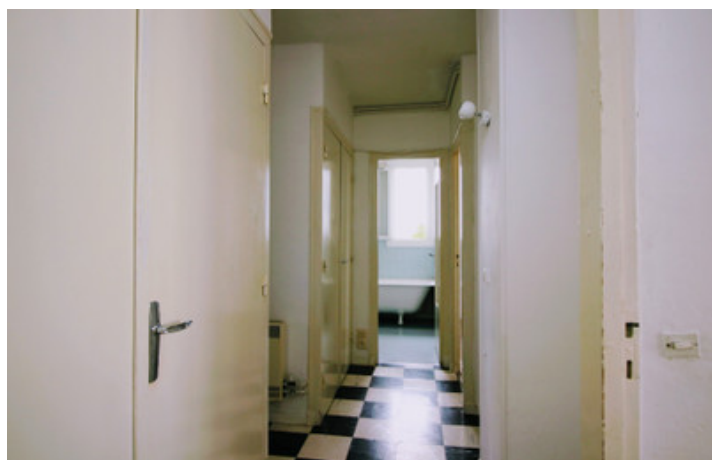
If your style is city-centre living this is the apartment for you. Situated in a very quiet residential cul-de-sac, this apartment block is an easy 5 minute walk from the city's best restaurants, bars, market, cultural venues and boutique shopping. Wonderful views from the lounge and both bedrooms, the apartment features gas central heating, double glazing, parquet floors and generous extra dedicated storage space including areas to dry laundry and store a bike in the basement. Includes French windows in the lounge/dining room. In very good order and ready to move in although kitchen requires appliances. Bathroom in full working order but needs updating. Comprises entrance, lounge/dining room, kitchen, two bedrooms and passage with two large cupboards. Lockable basement storage space.

## 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

Small garden spaces immediately outside are available to residents at this block. Known for its tranquil central parks and green spaces along the river Indre, Châteauroux is a vibrant city with a year-long calendar of cultural festivals ranging from rock and literature to contemporary jazz and folk, the MACH 36 for major events, two cinemas, a media centre and an impressive list of heritage buildings to visit. The city's medieval centre is a short walk with a great choice of restaurants, brasseries, bars, venues and individual shops on the Rue Grande and tucked in streets nearby. The city outskirts offer the major retailers and hypermarkets. Excellent transport links nationally via the A20 and rail. The city's own airport provides further international destinations as well as the airports at Limoges, Tours and Poitiers all 1'15" by car.

## LOCAL TAXES

**Taxe foncière: 800 EUR**

## NOTES