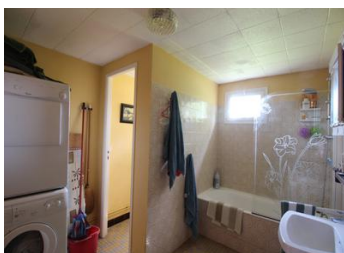


Charming two bedroom hideaway near Anjouin with plentiful large outbuildings.



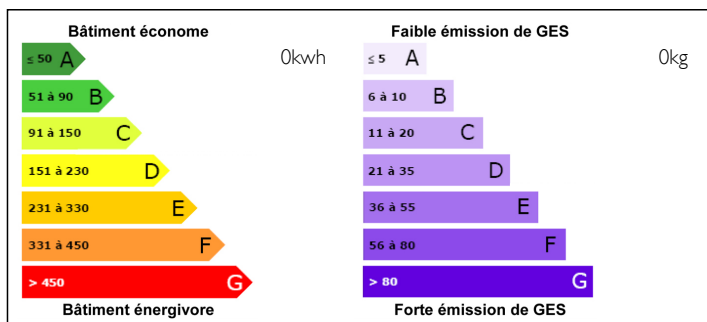
## INFORMATION

Town:	ANJOUIN
Department:	Indre
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	2027 m2

## IN BRIEF

This super little cottage comes with a spacious garden, bags of charm and loads of original features. It has its own spacious but secluded garden and masses of outbuildings for renovation or storage, studio or workshop, classic car storage etc. Just 11km from the A20/E9 Autoroute. 14km from A85/E604 East/West Autoroute

## 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 lies in a little hamlet near Anjouin but within easy reach (8-10km) of restaurants, bars and light shopping at Gracay and Chabris while supermarkets, banks and full facilities are available at Vatan (16km), Valencay (21km) and Romorantin Lanthenay (22km).

This house itself has much old character and is a comfy and cosy place to enjoy the world. In the grounds are several old buildings which require some attention if much beyond storage is anticipated. There is a stone built "cottage" for renovation, perhaps as a gite or maison d'ami. The large storage barn has previously had accommodation in it at one end so that could be re-instated or the whole used for storage or a workshop of some kind.

## LOCAL TAXES

Taxe foncière:	104 EUR
Taxe habitation:	220 EUR

## NOTES

- Ground Floor.  
Kitchen/Dining area (38m<sup>2</sup>) with stairs to first floor  
Living Room (27m<sup>2</sup>)  
Bathroom (10.2m<sup>2</sup>)
  - First Floor.  
Bedroom 1 with stairs from ground floor (25m<sup>2</sup>)  
Bedroom 2(19m<sup>2</sup>)
  - External: Large garden facing onto farmland. Small stone built building (50m<sup>2</sup> footprint) suitable for additional accommodation. Substantial two storey barn/storage (160m<sup>2</sup> footprint).
- Airports at Châteauroux (49km), Tours (116km), Limoges (179km) and Orly, Paris (217km). TGV trains at Vierzon (24km - Paris as little as 1 hr 32 mins), Tours (St-Pierre-de-Corps).