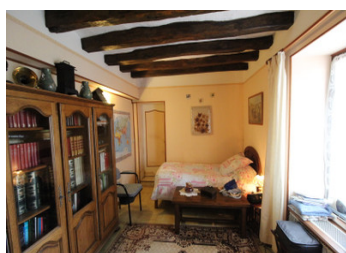


\* Sale agreed \* 4 bedroom longere with guest gite and outbuildings



## INFORMATION

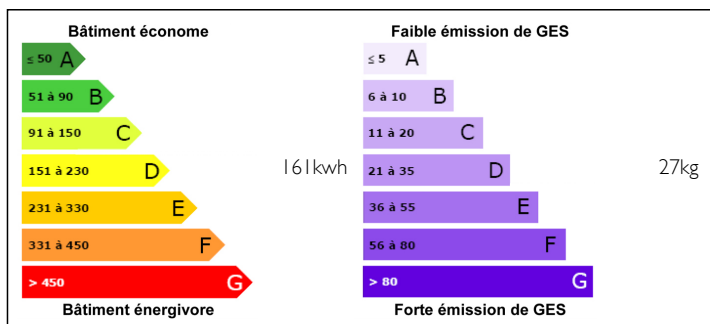
Town:	Yzeures-sur-Creuse
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	121 m2
Plot Size:	1800 m2



## IN BRIEF

This characterful 4 bedroom house including 2 ground floor bedrooms both with ensuite facilities also comes with a separate studio apartment, ideal for renting out, a garage, a well and plenty of outbuildings for that "man cave". It has an easy to manage garden to the rear and features a pretty courtyard with patio at the front. Situated in a hamlet with only one other property, it is both quiet and secluded yet only a 5min drive to the supermarket and all amenities in Yzeures sur Creuse. Also close by are La Roche Posay, Angles sur l'Anglin (one of France's "Plus Beaux Villages") and other historic towns of the region such as the town of St Savin which has a UNESCO world heritage site ancient romanesque abbey at its heart, Chauvigny, Montmorillon. It is only 50km from Poitiers with its TGV station and autoroute (A10) Paris/Bordeaux and Ryanair served airport....

## 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: 500 EUR

## NOTES

## DESCRIPTION

This lovely house sits at the end of a long lane, in a hamlet of only 2 properties. The first part of the property you come to (to the right as you look at it from the front) is a garage, then attached to this is the studio apartment. There is a lovely courtyard with patio at the front which enjoys superb open views across fields to the rear.

There is direct access from the courtyard into the living room which has exposed beams and a feature fireplace and unusually for this type of longere, there is also a window looking out to the rear garden. Off the living room to the right there are 2 double bedrooms, both with en suite facilities. To the left of the living room is the kitchen, which also has access directly to the courtyard, exposed beams and again is dual aspect. After this comes the dining room which has loads of storage space and a wc with wash basin off it and also a staircase leading to 2 first floor bedrooms, making 4 in all, plus the studio.

The house benefits from a gas central heating system and an insert wood burner. The septic tank was new in 2016.

There are numerous outbuildings including a workshop, summer kitchen, barn etc.

The garden has a hard standing area which used to be the site of an above ground pool and the pipework is still in place should you...