

Beautiful renovated 5-6 bedroom stone-built manor house in the Parc de la Brenne.

EXCLUSIVE



INFORMATION

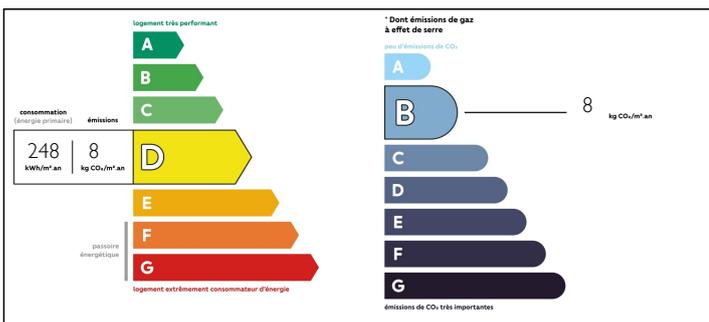
Town:	Neuillay-les-Bois
Department:	Indre
Bed:	6
Bath:	2
Floor:	215 m ²
Plot Size:	545 m ²



IN BRIEF

Large, bright and elegant maison de maître with plenty of space and a separate suite. This welcoming village is a short distance from Châteauroux, the capital of Indre, and offers easy access to work, the motorway and the regional shopping centre. Situated opposite a 12th century church, the salon features original plaster ceilings dating back to 1825, when the rector may have lived here. The centre of the house is much older. Central heating is provided by a new, economical village wood-fired boiler. The house is insulated, has partial double glazing, two rainwater harvesting tanks, a water softener and fully updated electrical and plumbing systems. The roof is fully insulated. The house is steeped in local history and housed a forge for horse-drawn carriages and a small boat-building workshop during the 20th century. The workshop buildings have since been removed from the rear of the house and a...

ENERGY - DPE



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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: 355 EUR

Taxe habitation: 754 EUR

NOTES

DESCRIPTION

Neuilly les Bois is a village of around 700 population on the eastern side of Châteauroux in the Parc de la Brenne, and an easy 20 minute commute to and 15 minutes to the A20. Amenities include a cafe/bar/depot pain, primary school, library, post office, community centre, football pitch, dog training school and a village lake, used for several events.

The Parc de la Brenne hosts a year-round programme of outdoor activities based on the Parc's rich wildlife, water-based sports on the 2000+ lakes, hiking and cycling. There is also a lively programme of banks playing in the village and nearby.

- Ground Floor.

Entrance hall (9.7m²) original tiled floor and oak staircase to first floor, salon with marble fireplace (20m²) in use as a music room, dining room with fireplace and original tiled floor (10m²), study (8m²), kitchen with perimeter and island units and dining area (29m²) staircase to guest annexe, laundry /technical room (4.3m²), shower room (4.6m²), TV lounge/occasional guest bedroom (17.6m²) with double glazed windows and French doors leading onto a large terrace. Several ground floor rooms have travertine marble floors.

- First Floor.

Landing (2.4m²) doors to main bedroom (20m²), dressing room (6.7m²), 2 further bedrooms (12.5m², 14m²), bathroom (8m²), and lingerie (11.4m²). Guest annexe with double-height ceiling, exposed beams, two single and one double bed (30.6m² - excl mezzanine floor with double bed above). The landing also has a further staircase to a separate loft.

- External. SW facing..