

A large and attractive longere style 4/5 bedroom house in rural setting near Vicq-sur-Nahon

EXCLUSIVE

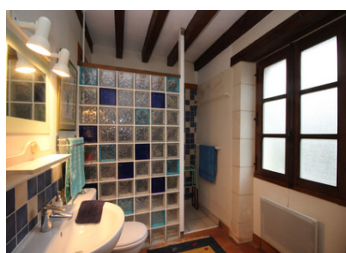


INFORMATION

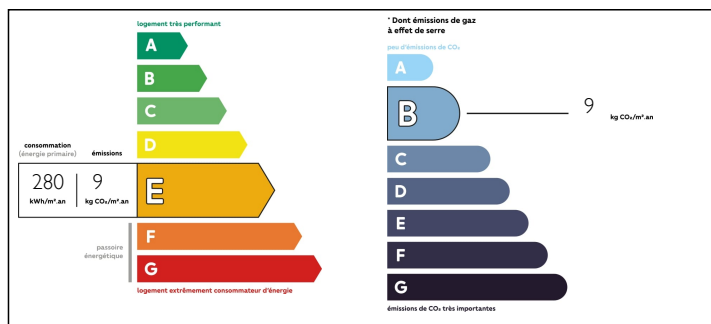
Town:	Vicq-sur-Nahon
Department:	Indre
Bed:	4
Bath:	2
Floor:	189 m2
Plot Size:	3394 m2

IN BRIEF

Spacious and attractive longere style property in a bucolic setting on 3400m2 (just under 1 acre), just outside the village of Vicq-sur-Nahon. The main building is in the traditional longere style with beams and oak structure in evidence. The garden and orchard outside slopes gently away from the house and offers gorgeous views over the village and the valley of the River Nahon. The property sits in a small hamlet with a few other houses and a farm. The summer house requires renovation and offers the potential for further accommodation or a gite.



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 town

Vicq-sur-Nahon is a very old town of Roman origins with numerous local enterprises and lots of services such as a health center (doctor, nurses, podiatrist, dietitian, osteopath, reflexologist), a pharmacy, a school, a post office, bakery, restaurant, multiservice grocery store, hairdressers, a notarial office, and a carpentry workshop.

Valencay (7km) offers a much wider variety of shopping and facilities as well as the famous chateau.

The town sits in an undulating landscape and has the River Nahon at its centre. A quarter of the large commune is in forests or woods with many walks.

The facilities

- Ground Floor.

Entrance/Dining Hall (13.8m²) with staircase leading to first floor. Doors lead through to the salon (36m²) with large woodburner set in front of the ancient bread oven. Door through to shower room (6.6m²) with italian shower, WC and basin. Door from entrance hall into fitted dual aspect kitchen (20.5m²) with utility area (6.8m²) off. Two steps down to study/occasional bedroom (12.6m²). Door to bedroom (15.2m²) with walk-in dressing room (3.8m²).

- First Floor

Bathroom (3.5m²) at top of stairs and large landing (20.7m²) with bedroom area. Dual aspect master bedroom and further bedroom (23.8m², 26.7m²) with views over the surrounding countryside.

- Exterior

Attached double height garage (with space for two cars). Summer house to the front - easily upgradeable to provide additional accommodation, hard-standing to front providing parking for many cars. Well maintained gardens with orchard.

LOCAL TAXES

Taxe foncière: **468 EUR**

NOTES