

Stunning rural property with a 3 bedroom house, 2 bedroom gite plus swimming pool and field and stable.

EXCLUSIVE



INFORMATION

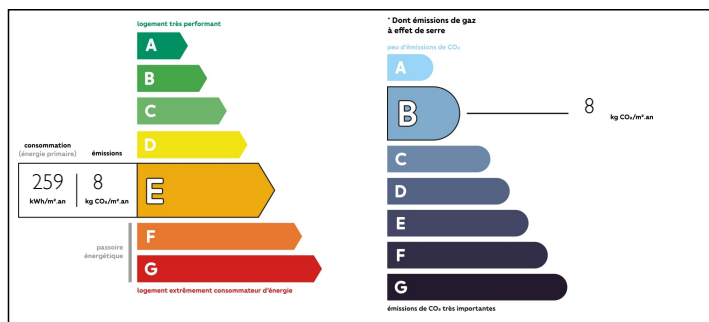
Town:	La Berthenoux
Department:	Indre
Bed:	5
Bath:	2
Floor:	140 m2
Plot Size:	4696 m2

IN BRIEF

This stunning traditional house and 2 bedroom gite that has been recently renovated also has a large in ground swimming pool and a 4000m2 paddock and horse field shelter. Located in a stunning rural location with panoramic views over open countryside but only a short drive to all the amenities of Lignières and La Châtre. This area is rich with many local châteaux, forests, lakes and walks but also has easy access to all transport links at Bourges or Chateauroux.

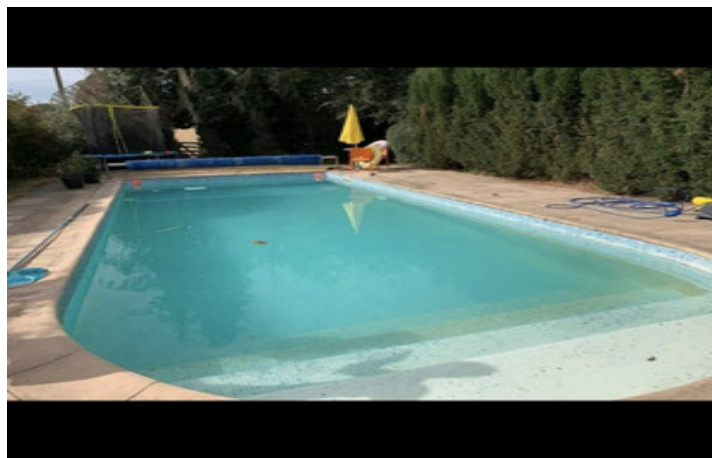


ENERGY - DPE



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 main house offers on the ground floor a kitchen/diner, lounge that is currently being used as a bedroom with a log burner and a shower room and toilet. The first floor has a large mezzanine area with 2 bedrooms. The house retains all it's character with the exposed beams but has also benefitted from double glazing fitted throughout.

The Gite comprises of a shower room plus W.C. and an open plan kitchen/ lounge/diner with a log burner on the ground floor and 2 good sized bedrooms on the first floor.

There are also several outside storage areas and a large barn.

The large mature gardens also offer a swimming pool installed onto a raised level looking back down onto the house, there is also a small pool house for the equipment.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: 700 EUR

NOTES