

UNDER OFFER - Lovely hamlet house in great condition with attached garden and barn



INFORMATION

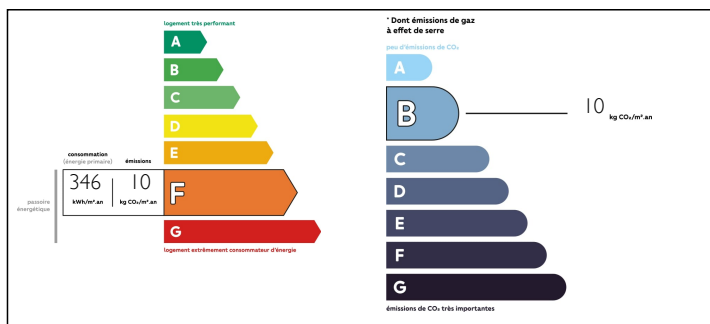
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|-------------|--------------------|
| Town: | Mouhet |
| Department: | Indre |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 93 m ² |
| Plot Size: | 870 m ² |



IN BRIEF

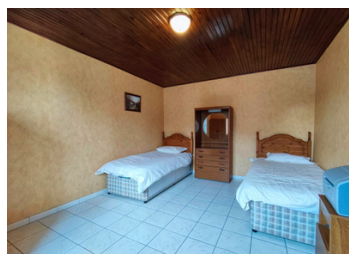
Set down a quiet country lane in a small hamlet of less than a dozen houses you will find this little slice of paradise. The hamlet is well tended with several permanent residents. One downstairs bedroom and shower room, two upstairs bedrooms, a walk-through galley kitchen with a lovely dining room overlooking the enclosed garden. The property is in very good condition and is move in ready. On an individual septic tank system. Mixed single and double glazing. Heating by wood burner and electric radiators. Large barn for storage or to convert further. 10 minutes off the A20 and around 10 minutes to Saint Sulpice Les Feuilles where you have cafes, bakeries, restaurants, banks etc. Only 15 minutes to La Souterraine with train connections to Paris and beyond.

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

Step into a much loved holiday house and see the potential to explore here.

Three bedrooms including one on the ground floor, attached garden and a tranquil setting.

Ground Floor

Enter off the front patio into the living room which is heated by a wood burner. Connected to the left is the large ground floor bedroom. There is plenty of light in the kitchen area and this flows into the sunroom which doubles as the dining area. The rear patio and garden is accessed off the sunroom providing excellent indoor/outdoor flow and entertaining.

There is a ground floor family bathroom and separate guest WC along with a utility room with an additional shower, and cold storage room.

Upstairs

Two large bedrooms enjoy the country views. A knock through passage in the wall between the house and the barn has already been created to allow an opportunity extend into the barn and add a bathroom or additional bedroom above the ground floor bedroom.

The roof across the main house and barn is in good condition and the fosse is perfectly functional although likely to be non-conforming as the standards continue to change.

For heating, in addition to the fireplace there are additional wall mounted electric heaters in the house and you could install central heating with space to install the main heating unit in the barn.

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