

Elegant country house with outbuildings and land.



## INFORMATION

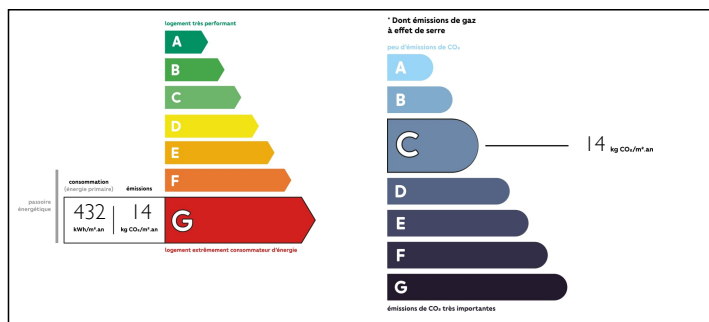
Town:	Poulligny-Notre-Dame
Department:	Indre
Bed:	7
Bath:	2
Floor:	192 m2
Plot Size:	21958 m2

## IN BRIEF

A beautiful French manor house that has been in the same family for generations. Now in need of updating, this property deserves to be returned to its glory days. Situated in the heart of the countryside, with peaceful walks from the door, it is only 15 minutes from the charming small town of La Châtre with its shops, bars and restaurants and links to Chopin and George Sand. At just 5 minutes from an 18-hole golf course & spa, as well as a leisure lake with bar, restaurant & water sports, the house could be a perfect B&B.



## 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

With the charm and character of its era, this property has a fabulous front entrance hall leading to a large lounge/kitchen/dining room. Two bedrooms and a bathroom are also on the ground floor, together with another possible kitchen. Several french doors open to the gardens, and a cave with grand entrance lies under part of the house.

Upstairs there are five more bedrooms and a shower room, with a further four rooms in the attic.

Tranquil, enchanting gardens surround the house, and a large outbuilding with bar and concrete floor is just across the front courtyard – ideal for parties! Further along, through a different gate, but still adjoining, over 5 acres of green pastureland stretch into the distance, with wonderful views. A lovely stone barn on this land is divided into different parts – one a former house – with sections for animal shelter and storage.

This outstanding family home could equally be a business, with facilities for keeping horses and livestock, and great potential as a B&B. A must see property.

Please ask for more information and photos.

Property measurements are approximate.

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

## NOTES