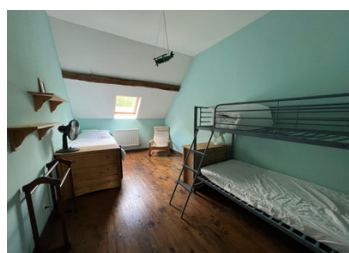
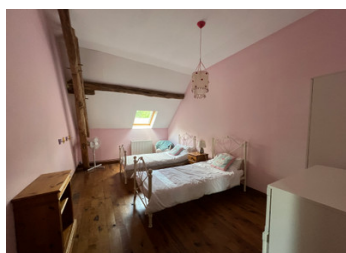


Large, family home, barn conversion, with 6 bedrooms, 4 bathrooms, new pool, quiet location.

## EXCLUSIVE



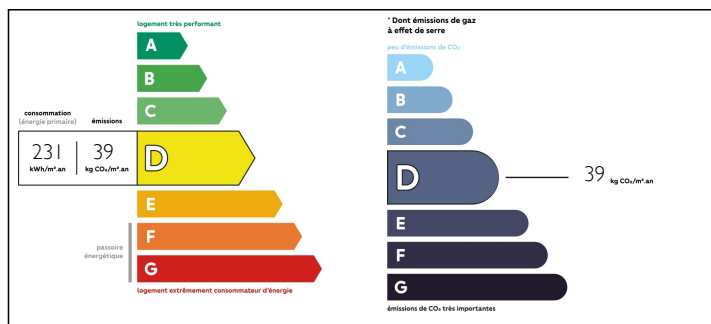
## INFORMATION

Town:	Lignerolles
Department:	Indre
Bed:	5
Bath:	3
Floor:	280 m2
Plot Size:	1340 m2

## IN BRIEF

Situated in a sleepy village, but with easy access to all amenities in the very pretty towns of Boussac and La Châtre, including historic castles, town squares with bars, shops and restaurants, medical centres, banks, supermarkets and hypermarkets, and farmers' market on a Thursday and Saturday, the property is situated off a private lane with long driveway. It is semi-detached but not overlooked and Ideal as a large family home or as a commercial property offering B and B, or holiday rental, this property is large enough to welcome family, guests or friends comfortably.

## 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.



## LOCAL TAXES

**Taxe foncière: 850 EUR**

## NOTES

## DESCRIPTION

Currently used by the family as a holiday home, it has also been rented out successfully for a number of years as a Gîte.

Much larger than average and offering 6 large bedrooms 4 bathrooms and is currently registered as a Gîte for 12, the property could actually be split into personal living accommodation and holiday rental combined

The property has been totally renovated, to offer on one side of the property, an entrance hall with numerous storage cupboards, living room (currently play-room) downstairs shower room with WC, upstairs: two bedrooms and bathroom with WC. The other side of the property, is a barn conversion; where both sides are connected upstairs and downstairs and actually has its own front entrance. There is a beautifully presented, large fitted kitchen area and dining room, currently offering seating for up to 12, and a wonderfully large, but comfortable lounge with feature fireplace and log-burner.

Upstairs, a further 4 large double bedrooms and two bathrooms, each with bath and shower and WC.

The property is totally renovated, is insulated, and has gas central heating. A relatively new septic tank system and large in-ground pool.

There are lots more photos and information available by getting in touch with the agent.

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