

Small country cottage with large mature garden, traditional barn, stable and hanger in a stunning location



INFORMATION

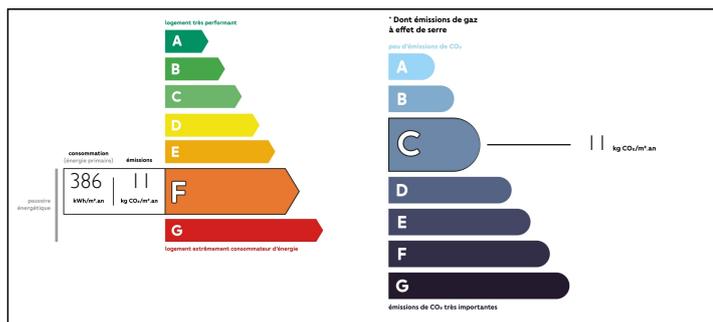
Town:	Pruniers
Department:	Indre
Bed:	2
Bath:	2
Floor:	95 m2
Plot Size:	1900 m2



IN BRIEF

This property is the best example for living in rural France, comprising of a 2 bedroom house with all the original features, a magnificent traditional barn of 120 m2 and a stable plus a further hanger of another 120 m2. A vegetable plot, fruit trees and wood shed are all located in the mature garden. Located close to the village of Pruniers and a short drive to the market town of Lignieres where you will find all the amenities including bars, restaurants, chemists and supermarket. 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

This traditional stone house was built in 1900, it consists of a large veranda at the front of the property and access into the living room with a small semi open kitchen and wood burner for those cold winter nights. There is a laundry room to one side with access to the original bread oven and wood storage, a shower room and toilet .There is also a bedroom on the ground floor with an open fire that needs some renovation.

The first floor has a large landing area that could be used as a bedroom, a bedroom, bathroom and toilet.

The large wrap around garden is enclosed on all sides.

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

LOCAL TAXES

Taxe foncière: 518 EUR

NOTES