LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 119485SKN36 Price: 127 000 EUR

agency fees to be paid by the seller

Sunny 3 bedroom detached house with pool and garden on all sides, perfect for relaxed outdoor living.

EXCLUSIVE















INFORMATION

Town:	ST GAULTIER
Department:	Indre
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	1892 m2

IN BRIEF

This attractive house enjoys good privacy and is not overlooked. It offers a conservatory and sunny raised terrace with plenty of space. Country walks are a few steps from the rear garden and restaurants, boulangerie and shops all within walking distance at St Gaultier. Features include double glazing, gas central heating and a gate entry phone.

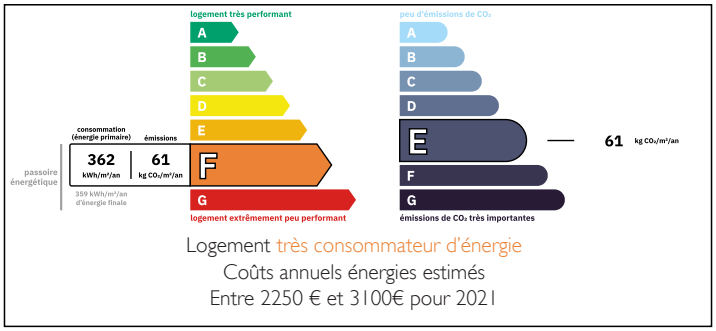
Ground floor: entrance, living room 27m2 with veranda 23m2 with sweeping garden views, a fitted and equipped kitchen, shower room and separate WC.

First floor: landing, two bedrooms, dressing room, bathroom with WC which is en suite and a single bedroom/study.

Large cellar 53m2 with laundry & door to garden.

Double garage 34m2 and workshop 23m2. Above ground 7x4m swimming pool with soft cover. An elevated outdoor terrace in front of the veranda provides plenty of space to enjoy the...

ENERGY - DPE



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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.

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LOCAL TAXES

Taxe foncière:	**470 EUR**

NOTES

DESCRIPTION

A 3-D tour and floorplan of this property is available on this listing.

Please note the swimming pool is not presently in working order

Saint-Gaultier is an attractive and ancient small town situated on the river Creuse. It's a gateway for the Parc Naturel de la Brenne, known for its 3000+ lakes. There's a year-round programme of wildlife and sporting activities as well as the swimming lakes and beaches at Bellebouche, Belabre and St Genou.

The town has a popular Friday market, as well as shops, boulangeries, bank, bars and restaurants. The Auberge de Thenay is walking distance from the property. Larger retail outlets and a rail station are found at Argenton-sur-Creuse and the regional capital city, Châteauroux. The town has a primary school, and the well-rated College Jean Moulin secondary school is a 20 minute walk away from this property.

The A20 autoroute is 15 minutes away and the town is an easy 5 hour drive from the ferry ports at Caen, Le Havre and Dieppe. National and international flights are available from three nearby airports: Limoges, Tours and Poitiers.

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