LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A14264 Price: 171 000 EUR

agency fees to be paid by the seller

Lovely spacious four-bedroom house with separate gîte in almost 2 acres of gardens.















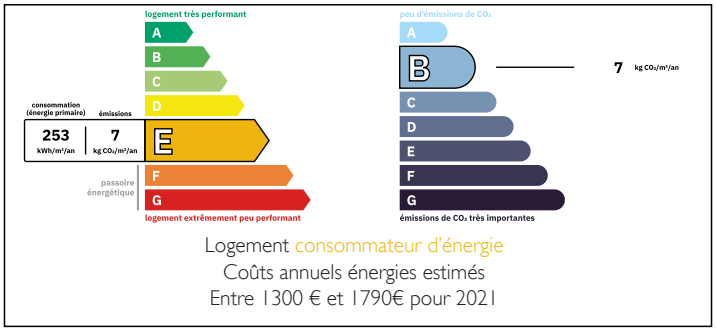
INFORMATION

Town:	Feusines
Department:	Indre
Bed:	6
Bath:	3
Floor:	230 m2
Plot Size:	7759 m2

IN BRIEF

Able to sleep up to 16 people, this wonderful character property sits in a friendly rural hamlet and has been a much-loved holiday home for many years. Set back at the end of a long track, the main house has a kitchen, utility room, bathroom, dining room and separate lounge on the ground floor, and four bedrooms and a shower room upstairs. The separate gîte has an open-plan lounge/kitchen/diner, bedroom and bathroom on the ground floor, and a large bedroom upstairs.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1300 € et 1790€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**418 EUR**
Taxe habitation:	**674 EUR**

NOTES

DESCRIPTION

Perfect for entertaining, there are doors to the gardens from all the main rooms of this property, with vines and terraces outside for alfresco dining, creating a real sense of living the French rural dream. The detached gîte is the ideal guesthouse.

Mature trees and planting surround the property, and there are far-reaching countryside views at the back. A large barn with mezzanine is attached to the main house and there are several garden sheds for ample storage.

Schools, doctors, pharmacy, vets, convenience store, post office, hairdressers and a popular restaurant are only 5 kms away in the historic village of Sainte-Sévère-sur-Indre, and further services can be found in the charming small town of La Châtre. The area is known for its fishing lakes, country cycling routes and walks, and a golf/hotel/spa complex is just 15 minutes away.

Please ask for more information and photos.

Property measurements are approximate.

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

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