LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28558WT36 Price: 36 950 EUR

agency fees included: 6600 € TTC to be paid by the buyer (30 350 EUR without fees)

Unique village property with 2 bedrooms, new kitchen and attic for conversion.

EXCLUSIVE















INFORMATION

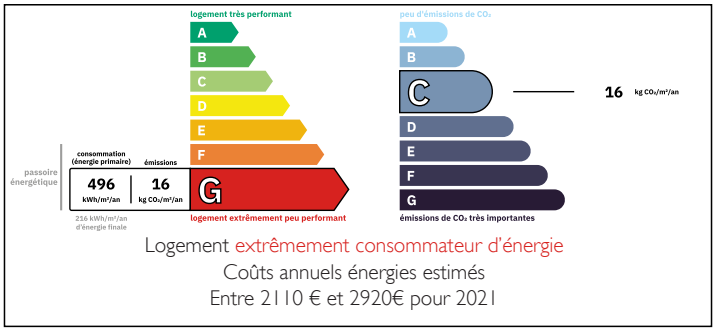
Town:	Sainte-Sévère-sur-Indre
Department:	Indre
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	2 m2

IN BRIEF

Greatly reduced for a quick sale, this classic lock-up-and-leave would be ideal for a couple or single person wishing to explore this hidden corner of central France (and perhaps let it out to family or friends 'off season').

Set in a cosy side street of the charming historical village of Sainte-Sévère-sur-Indre, this feel-good property is just steps from all amenities: convenience store, boulangerie, English tearoom, post office, bar, restaurant (English spoken), hairdressers, doctors, dentist, pharmacy, vets and schools. Further services can be found in La Châtre (15 kms).

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2110 € et 2920€ 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.

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LOCAL TAXES

Taxe foncière:	**253 EUR**

NOTES

DESCRIPTION

Renovated to a high standard, with only some minor finishing to do, the ground floor consists of a spacious main room, an attractive fitted kitchen, a shower room/WC and an exceptionally light and airy 'summer kitchen' with double-height vaulted ceiling and a glazed external door leading to a little terrace with room for a bistro-type table and parasol - the ideal, private spot for reading a book with a glass of wine.

A beautiful, bespoke staircase leads to 2 pretty bedrooms upstairs, one with built-in cupboards and the other with a closed chimney. The attic above, accessed via a fold-down staircase, has enough height and space to be converted into further living accommodation (subject to planning permission) and comes complete with electricity and numerous rolls of glass-wool insulation ready to be laid.

This could be the perfect holiday home, gîte or, if you have plans for an exciting new business venture (e.g. a craft or workshop), commercial premises with accommodation.

Sainte-Sévère-sur-Indre is renowned for its connection with the French film-maker and comedian Jacques Tati who, shortly after the Second World War, filmed 'Jour de Fête' in the village, using many of the villagers as extras. Located in the ancient Berry region, this part of France is truly a hidden gem, with châteaux, gardens, vineyards and wonderful countryside just waiting to be discovered.

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...