

## Super little 2 bedroom cottage near Reboursin, north of Châteauroux in the Indre



## INFORMATION

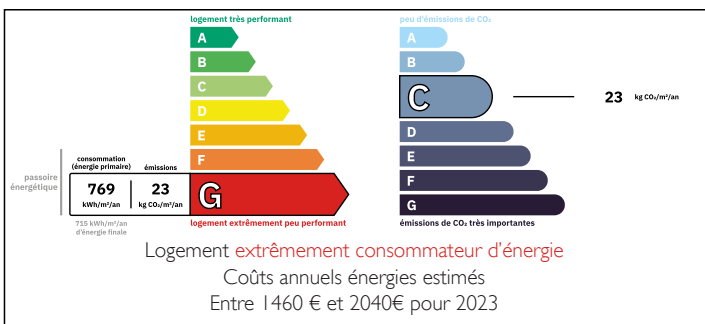
Town:	Reboursin
Department:	Indre
Bed:	2
Bath:	1
Floor:	45 m <sup>2</sup>
Plot Size:	560 m <sup>2</sup>

## IN BRIEF

A small property in need of updating, but with all services already installed. The property is located north of Châteauroux (the department city for the Indre), in the village of Reboursin. The property has a kitchen, lounge, two bedrooms and a shower room. There is also a garage/storage space. Ideal as a starter home or a second home in a quiet location, but an easy commute to Châteauroux.



## 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

Most shopping can be obtained in Graçay where there is a small supermarket, some bars and cafes and a variety of small shops. More shopping can be found at Vierzon, Châteauroux and Issoudun – all within 30-35 minutes drive.

- Ground Floor.

Entrance is directly into the warm and cosy dual-aspect kitchen/living room. This has fitted cupboards in the kitchen area and a woodburner. Further heating is provided in the property by electric heaters. A door leads through to the double bedroom with additional room for a bunk-bed. There is a further double bedroom with a door to the exterior of the property. Behind this bedroom is a large storage area which could be converted. From the first bedroom there is a shower room with toilet. A garden accessed from the side of the house is mainly to the rear. Parking area directly opposite the house. The property is on individual drainage and is likely to need some work which is reflected in the asking price.

7km to J9/A20 Autoroute. Airports at Limoges (160km), Tours (120km) and Poitiers (160km). TGV at Vierzon (31km)

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

## NOTES