LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32006WT36 Price: 150 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 615 EUR without fees)

Beautiful country farmhouse with stables, barns and over an acre of land, in friendly hamlet.















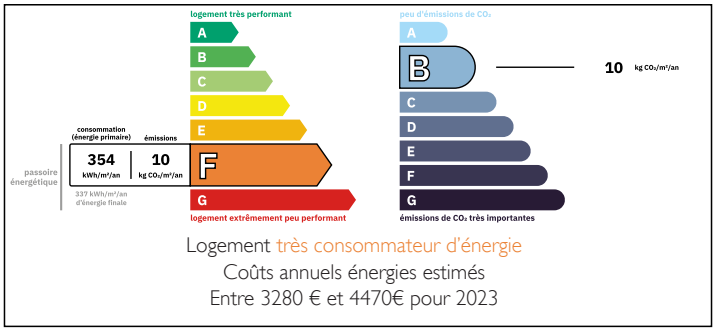
INFORMATION

Town:	Feusines
Department:	Indre
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	4595 m2

IN BRIEF

Feusines is a village with a strong community feel. It has a nursery school, salle des fêtes, church dating back to the 12th century, ancient lavoir and Mairie. Shops and services can be found in the historic village of Sainte-Sévère-sur-Indre, just 5kms away, and further amenities are in the lovely small town of La Châtre (20 minutes). This ancient Berry region of central France is renowned for its connections with world-famous novelist George Sand, and the celebrated French film-maker, Jacques Tati.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3280 € et 4470€ pour 2023

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 habitation:	**1212 EUR**

NOTES

DESCRIPTION

This traditional Berrichonne farmhouse has been modernised with love and care to preserve its original character and has been a happy home for many years. The property comes fully furnished and equipped, and has a grand entrance hall, a large sitting room with wood burner, a fitted kitchen, utility room, dining room and bathroom, all on the ground floor.

Upstairs there are 3 spacious bedrooms off a large landing, one with an ensuite bathroom and dressing room, plus a separate shower room. The whole house feels warm and inviting.

Outside, the garden and outbuildings are exceptional. A workshop, garage, lockable storage area and double-height timber hangar are attached to the house, and opposite is an outbuilding once used as stables. The garden is glorious, and very private, with a sizeable lawned area, natural hedges, trees, a pond and terraces that are perfect for entertaining. Two gated entrances give flexibility – there is plenty of room for parking and a motorhome.

This is a wonderful property and a rare opportunity to move straight into a charming country home.

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