LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32411BOR36 Price: 143 880 EUR

agency fees included: 9 % TTC to be paid by the buyer (132 000 EUR without fees)

Character Home for sale in the Indre(36) 167 m , 7 rooms, 4 bedrooms, Land 8447 m . Indre 36

EXCLUSIVE

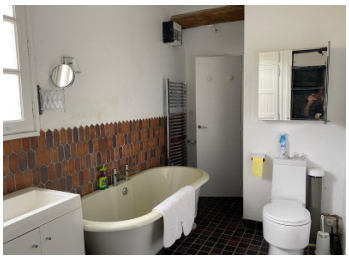






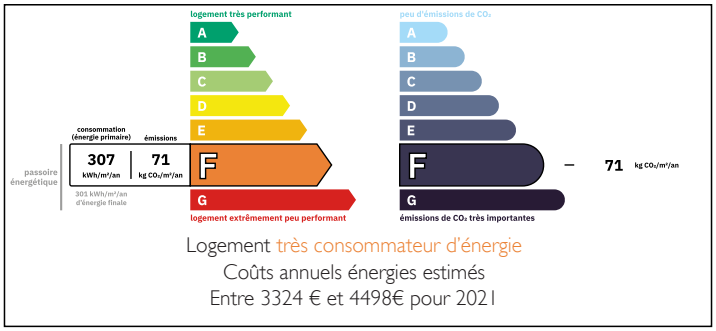








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3324 € et 4498€ pour 2021

INFORMATION

Town:	Gargilesse-Dampierre
Department:	Indre
Bed:	4
Bath:	2
Floor:	167 m2
Plot Size:	8447 m2

IN BRIEF

PRICE DROP..... Quick Sale Opportunity.

Set in a tranquil hamlet just 2.5 km from Gargilesse-Dampierre—officially recognized as one of France's most beautiful villages—this charming countryside retreat offers peace, space, and character in equal measure.

The main house boasts 167 m² of living space, thoughtfully laid out for both comfort and functionality. The ground floor features a welcoming entrance hall, a cathedral-ceiling living room with a fireplace, a fully fitted and equipped kitchen, and 4 bedrooms, including one with an en-suite shower. A family bathroom, separate toilet, office, utility room, pantry, and garage complete the home's practical layout. Garden 3280m2.

Included on the property is a second, dilapidated cottage with two rooms—offering exciting potential for renovation or additional storage.

(Plot of 20151m2)

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32411BOR36 Price: 143 880 EUR

agency fees included: 9 % TTC to be paid by the buyer (132 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**578 EUR**
Taxe habitation:	**454 EUR**

NOTES

DESCRIPTION

Come and discover this Charming Country Property in the heart of the Creuse Valley, located in a peaceful hamlet just 4 km from Gargilesse-Dampierre, one of the most beautiful villages in France, prized by George Sand and Impressionist painters for its romantic beauty.
Spacous house with 167 m² of living space on a 5397 m² plot, offering ample room for various projects.

Rooms: 3 good sized bedrooms, a smaller bedroom, a living room, a fully equipped kitchen, an office, and a laundry room..

Living Room: Large cathedral-style living room with a fireplace and wood-burning stove, ideal for cozy evenings.

Kitchen: Fully fitted and equipped kitchen, functional and perfect for family meals.

Bedrooms: Four bedrooms, including one with an en-suite shower and two with a walk-in closet.

Bathrooms: A modern bathroom and separate toilet.

Outdoor Space: Spacious garden, garage, private parking, barn, and old cottage for renovation.

Additional Features: connections to water, electricity, and Linky, individual sanitation, and ADSL.
A short walk away from the house is an extra plot of wooded land of 3050m².

Don't miss the chance to own a charming home in an exceptional natural setting. Contact us today to arrange a visit.
Other: Nearest village is Gargilesse and nearest town is Argeton sur Creuse.
Airport: Limoges-1.h10

Risk information available on the Géorisques website: georisques.gouv.fr

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr