LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A33892SOE36 Price: 243 010 EUR

agency fees to be paid by the seller

Substantial 5 bedroom house with integral annexe near Poulaines. 2.2 Ha suitable for horses. Swimming Pool.















INFORMATION

Town:	Poulaines
Department:	Indre
Bed:	5
Bath:	3
Floor:	258 m2
Plot Size:	22216 m2

IN BRIEF

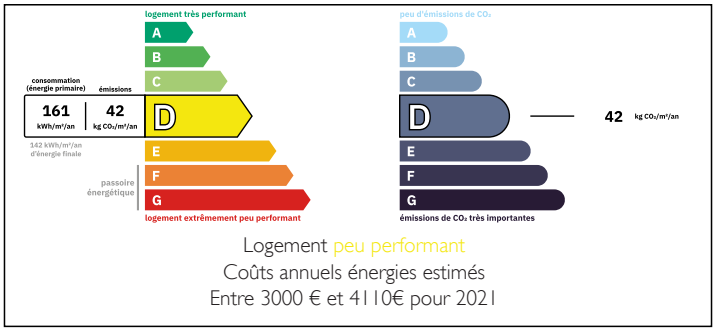
Spacious, Well-Designed Home Near Poulaines with Pool and Land

This large, well-laid-out property is ideally located close to Poulaines and benefits from a swimming pool and adjoining flat, fenced land with field shelters, making it perfectly suited for equine use or as a smallholding.

The house also features a substantial integral annexe with its own separate entrance. Formerly used as a doctor's surgery, the annexe offers multiple rooms and bathrooms, making it ideal for a self-contained granny annexe, guest accommodation, or potential rental income.

Additional space from the first floor of the main house could easily be incorporated into the annexe, allowing further expansion if required.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3000 € et 4110€ 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.







NOTES

DESCRIPTION

Poulaines offers a good range of local amenities including a boulangerie, pharmacy, café/bar, hotel with restaurant, hairdresser, and mini-mart. The village is also renowned for the beautiful gardens of the Château de Poulaines.

The nearby town of Valençay, just 8km away, provides a wider selection of services and attractions, including a supermarket, weekly markets, restaurants and bars, banks, doctors, vets, additional shops, and an interesting automobile museum. The famous Château de Valençay and its stunning gardens are also located here.

The Property

Set behind wrought-iron gates, the property is arranged over two floors and enjoys an attractive parkland-style approach. A large parking area provides space for six or more vehicles, in addition to a garage. On entering the grounds, the principal entrance to the former doctor's surgery is immediately ahead, while the main house entrance is located to the right, overlooking a charming front garden that offers excellent privacy from the quiet village road.

The house occupies a peaceful position with no overlooking neighbours. To the rear and side of the property, open fields provide excellent grazing for horses or other animals and would also be well suited to smallholding use.

With its flexible layout, generous grounds, and excellent setting, the property offers significant potential for a variety of uses, subject to any necessary permissions.

The accommodation comprises :-

• Ground Floor (main house) :- Entrance hall (11.4m2) with side hall (4.2m2) and wc (1.8m2), stairs to first floor and lobby (2m2) with two doors