LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35235NAL36 Price: 66 500 EUR

agency fees included: 6600 € TTC to be paid by the buyer (59 900 EUR without fees)

Old farmhouse to renovate in Chitray (36800) - Centre Val de Loire















INFORMATION

Town:	Chitray
Department:	Indre
Bed:	2
Bath:	0
Floor:	115 m2
Plot Size:	6832 m2

IN BRIEF

The farmhouse of your dreams with Infinite potential !

ENERGY - DPE

DPE not required.

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: A35235NAL36 Price: 66 500 EUR

agency fees included: 6600 € TTC to be paid by the buyer (59 900 EUR without fees)







NOTES

DESCRIPTION

In the heart of a bucolic setting, this property for renovation invites you to imagine your future.

With its 115 m² home to convert, every room is a blank canvas, ready to accommodate your most wonderful ideas: a large 37m2 open-plan kitchen, light-filled rooms between 25 and 30m2, a cosy lounge or a master suite... the choice is yours.

Next door, a large outbuilding could easily be converted into a gîte or guest house. Furthermore a 150 m² barn can be converted into a reception area or contemporary loft.

All set in 6,832 m² of leafy grounds, offering you peace and quiet, privacy and an unspoilt natural setting. A magical place, where you can finally realise your dreams of living, hosting or getting away from it all.

The property is located between Le Blanc and Saint-Gaultier, in the Brenne Regional Nature Park in the Centre-Val de Loire region. The park is a great place for birdwatching, home to over 260 species of birds. Visitors can enjoy a range of outdoor activities, such as hiking, cycling and fishing, while taking in the exceptional biodiversity.

Both towns offer close proximity to all urban amenities.
A railway line from Argenton-sur-Creuse or Châteauroux takes you directly to Paris in 2,5 hours. Limoges-Bellegarde and Poitiers-Biard airports offer international destinations just 1 hour away.

Come to dream or create and live in a place where every detail is a promise of the future.

Information about risks to which this property is exposed is...