LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39318SOE36

Price: 249 950 EUR

agency fees to be paid by the seller

A beautifully presented 3/4 bedroomed property set in 2+ hectares, including a 1 hectare lake, in the Indre.

EXCLUSIVE

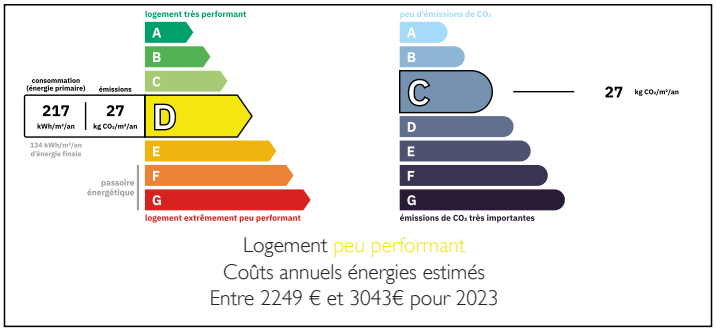
INFORMATION

Town:	Cléré-du-Bois
Department:	Indre
Bed:	4
Bath:	2
Floor:	131 m2
Plot Size:	29247 m2

IN BRIEF

A beautifully presented property in a quiet hamlet close to Chatillon sur Indre. The property benefits from 2 hectares of grounds, including a 1 hectare lake. Underfloor heating throughout the ground floor, and electric heating on the first floor. Double glazed windows.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2249 € et 3043€ 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.

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

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LOCAL TAXES

Taxe foncière:	**780 EUR**
Taxe habitation:	**780 EUR**

NOTES

DESCRIPTION

An exceptional opportunity to buy a beautiful private lake in the quiet French countryside! The house is beautifully presented, and the view over the lake in front of the house is magical. The property is set in a small hamlet near Chatillon sur Indre, where you will find all the shops and services you need, including large supermarket, DIY store, pharmacy's, banks, bakeries, petrol stations, etc. There is also a swimming pool which is open all year.

The house is entered directly into the large living/dining room (32.9 sq m). The room is flooded with light as there are windows to the front, side and rear of the property. There is a woodburner in the sitting room which creates a lovely cosy environment to relax in.

The galley kitchen (7.9 sq m) is at the rear of the property, with the most stunning view from kitchen window out to the lake and woods beyond. There is plumbing for a dishwasher in the kitchen. Off the kitchen is a large walk-in laundry/pantry room (2.5 sq m).

Also off the living room is a double bedroom (12.5 sq m) with built in wardrobes. Windows over the front of the property. There is an en-suite shower room (5 sq m).

At the rear of the living room are double doors giving access to the spacious conservatory (17 sq m).

A superb solid staircase with built in book shelves, gives...