LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39499AF36 Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

Characterful 5 bed manor house with garage, courtyard and separate riverside garden plot















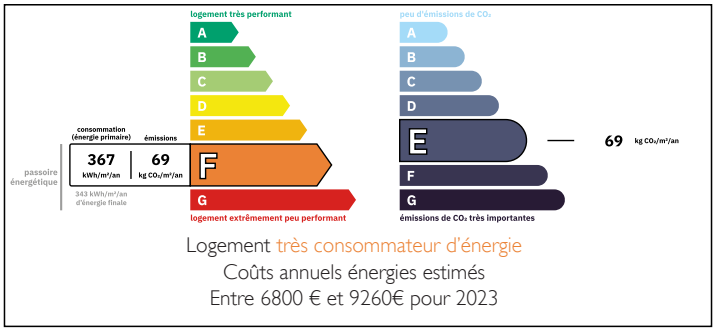
INFORMATION

Town:	Martizay
Department:	Indre
Bed:	5
Bath:	4
Floor:	260 m2
Plot Size:	4792 m2

IN BRIEF

The property has original features in pretty much every room. It has a large entrance hall, one of 2, with the other leading out to the enclosed courtyard at the rear and access to the cellar. Off to the left is a large dining room with study off that and to the right is the living room. A corridor separates the living room from the large kitchen/dining room which has access to the garage at the rear. On the 1st floor there is a large landing area, which gives access to 4 bedrooms all of which have wooden flooring and a feature fireplace, one has an ensuite bathroom with laundry facilities. A shower room and large family bathroom with roll top bath, exposed beams and painted hand made floor tiles complete this level. The second floor is...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 6800 € et 9260€ 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

Ref: A39499AF36 Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**1000 EUR**
Taxe habitation:	**1000 EUR**

NOTES

DESCRIPTION

Occasionally, when travelling around, you see the facade of a property and can't help but wonder what lies behind. This property is one of those, perhaps it is the balcony, the steps up to the double front door or the ornate dormer windows but one thing for sure is you can feel the history emanating from it. Well now we all have the chance to see what lies behind this property's beautiful facade. It doesn't disappoint, with original features in pretty much every room. It has a large entrance hall with 2 chandeliers and a unique tiled floor, this is one of 2, with the other leading out to the enclosed courtyard at the rear. Off to the left is a large dining room with original feature marble fireplace and wooden parquet flooring, this leads into the study and then back into the 2nd entrance hall, which also has a separate wc. Off the main entrance hall to the right is the living room which again retains a marble fire surround and has a floor similarly tiled to the entrance hall. A corridor separates the living room from the large kitchen/dining room, which has access to the garage at the rear. On the 1st floor there is a large landing area, which gives access to 4 bedrooms all of which have wooden flooring and a feature fireplace, one has an ensuite bathroom with laundry facilities. A shower room and large family bathroom with roll...