LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40173WT36 Price: 131 250 EUR

agency fees to be paid by the seller

A beautiful countryside home with separate workshop.

EXCLUSIVE















INFORMATION

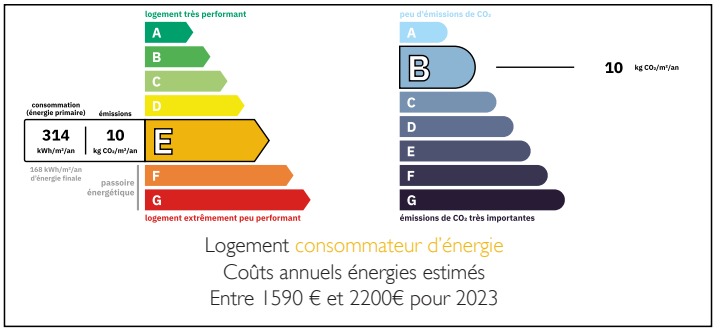
Town:	Feusines
Department:	Indre
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	426 m2

IN BRIEF

This traditional Berrichonne property, in the heart of France, is perfect, inside and out. Set on a little lane on the outskirts of the village, it has been lovingly renovated over several decades, with incredible attention to detail. Now with a bright and airy lounge/dining room, kitchen, pantry, shower room and toilet on the ground floor, there are two spacious bedrooms upstairs, plus a landing big enough for a sofa bed.

Outside, there is a pretty garden with garden shed, a terrace, carport, wine cellar, outbuilding containing a children's playroom and separate woodstore, and an amazing two-storey workshop with utility room. This workshop has its own entrance from the lane and could become a wonderful gîte, as plumbing and electrics are already in place for a kitchen, shower room and toilet.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1590 € et 2200€ 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.

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LOCAL TAXES

Taxe foncière:	**279 EUR**

NOTES

DESCRIPTION

Full of character, and with rare period features preserved, this house in the Berry, one of France's historic provinces, has been developed with taste from an original farmhouse and adjoining farm buildings. You enter through a stable door into the lounge/dining room, with its charming beams, chimney with inset woodburner which heats the whole house, and the rarest of finds – an ancient stove called a potager, where wood or coal from the fire would have been placed inside enclosed bricks to heat two hot plates above. There is also a fitted corner office in this large room.

The kitchen is extremely well-equipped, and leads to the terrace through double French doors. A pantry/utility room, shower room and separate toilet complete the ground floor.

A bespoke red-oak staircase from the lounge/dining room takes you up to the bedrooms, one at either side of the landing. Every opportunity has been taken throughout the house to include fitted cupboards for storage, and this is true of both bedrooms. The Velux windows are triple glazed, and have automatic shutters. The landing has a sofa bed, and beautiful, decorative brick-work.

Outside, the property has a carport, a cave (perfect for storing wine), a manageable lawned garden with large shed and water butts, a cute children's playroom with sofa bed, a log store, and a separate outbuilding which is currently an impressive 25m2 workshop, with large original fireplace, lovely tiled floor and stairs going up to an expansive loft. This outbuilding also...