LEGGETT
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Ref: A40958JUR36 Price: 71 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 000 EUR without fees)

Detached 2-4 bedroom property partially renovated with barn outbuildings and enclosed garden

EXCLUSIVE















INFORMATION

Town:	La Châtre-Langlin
Department:	Indre
Bed:	2
Bath:	2
Floor:	102 m2
Plot Size:	2415 m2

IN BRIEF

Detached Home with Spacious Accommodation and Versatile Outbuildings

This detached property features two bedrooms, each with its own bathroom, along with an additional shower room. The home offers a large lounge, a separate kitchen, and three further reception rooms, providing flexible living and entertaining space.

Outside, a substantial barn has been thoughtfully divided to offer storage, a garage, and a workshop. The property is complemented by a generous, private, and fully enclosed garden—ideal for relaxation or outdoor activities.

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.

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NOTES

DESCRIPTION

Charming Detached Home with Endless Potential

This detached property offers a wonderful opportunity for new owners to create their dream home — whether as a permanent family residence or a low-maintenance holiday retreat.

Upon entering through the front door, you're welcomed into a bright, spacious living room that spans the width of the house and opens via double doors to the rear garden. On either side of the lounge are three versatile reception rooms, ideal for modern open-plan living or conversion into additional bedrooms. The current kitchen also provides direct access to the garden.

A connecting lobby leads from the kitchen to an existing shower room, which could be reconfigured into a utility area or expanded to suit your needs.

Upstairs, the conversion work has already begun, offering a double bedroom with en-suite and a generously sized master bedroom with full-height ceilings and a designated bathroom space. The home benefits from new UPVC windows throughout, while heating is supplied by a fuel boiler housed in the adjoining barn.
Kitchen 3.6m x 3.1m
Lounge 6.7m x 2.8m
Reception 1 3.2m x 4.4m
Reception 2 2.7m x 3.2m
Reception 3 2.7m x 3.2m
Master bedroom 5.3m x 6.2m
Bedroom 2/ ensuite 4.0m x 4.7m

The attached barn provides extensive space for use as a workshop, garage, or storage area, and includes a substantial covered section to the rear. The private, south-facing garden is mainly laid to lawn, featuring fruit trees and two small outbuildings for log storage.