LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41645ATM36 Price: 167 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (155 000 EUR without fees)

Country home with existing holiday let.

EXCLUSIVE















## INFORMATION

| | |
|---|---|
| Town: | Tilly |
| Department: | Indre |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 145 m2 |
| Plot Size: | 4025 m2 |

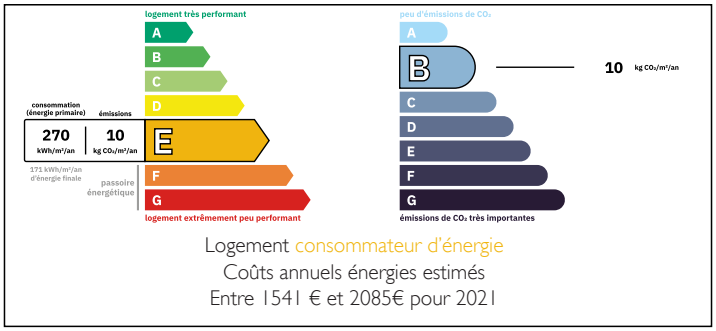
## IN BRIEF

Creatively designed house with separate holiday accommodation set in large garden featuring pond, orchard and large hangar. Large entertaining areas which capture views of the gardens and excellent indoor-outdoor flow for entertaining. This house is really where dreams have been allowed to go a little wild and deliver a great character house suitable as a holiday home or for extended families.

Just a 10 minute walk to the village pub or a 10 minute drive to Chaillac for supermarket, cafes, nightlife and doctors.

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## ENERGY - DPE




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Entre 1541 € et 2085€ pour 2021

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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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## NOTES

## DESCRIPTION

Live the French country dream in this secluded piece of paradise set off a quiet country lane and bordered by established trees which creates your perfect hideaway.

House

The detached house has recently had renovations completed and the aim to create something a bit special has definitely been achieved. There is a lot packed into thiese house and every inch has been put to use. The entertaining room facing out onto the garden features a large modern kitchen, bar, lounge and dining area. This was designed to flow out into the gardens for indoor outdoor flow and entertaining. The bathroom has access from the lounge or from outside if you have been in the large pool escaping the summer heat.

Off the kitchen a second cosy lounge has been created which features stone walls, polished tile and wood floor, exposed beams and a fireplace. Can you see yourself snuggled here in the winter?

There is a ground floor bedroom and upstairs there are two mezzanine rooms joined by a gantry which are used as bedrooms.

Gite

In the Gite care has been taken to keep the original charm of the property. The kitchen still features the façade of the old bread oven. Moving through into the large lounge are the light streaming in the windows highlights the polished stone tile floors.

The ground floor bedroom comfortably houses a king size bed and has a full bathroom adjoining as an ensuite.

Upstairs in the attic is where you could realise extra potential...