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IMMOBILIER INTERNATIONAL

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Ref: A41883SOE36 Price: 84 550 EUR

agency fees included: 10 % TTC to be paid by the buyer (76 864 EUR without fees)

Unique property located at the foot of the chateau with stunning views across the Indre

EXCLUSIVE















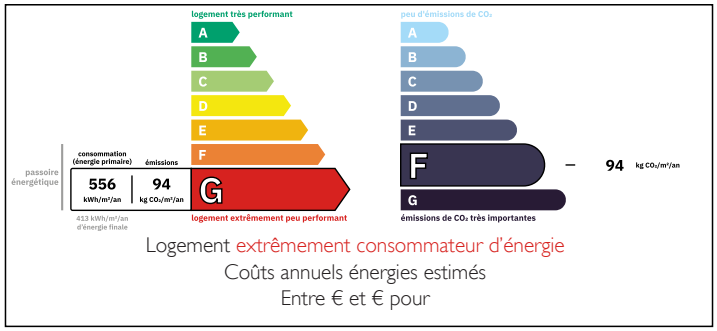
INFORMATION

Town:	Palluau-sur-Indre
Department:	Indre
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	297 m2

IN BRIEF

A well presented, south facing property located at the foot of the village chateau. The property is orientated to take full advantage of the stunning and far-reaching views which are visible from the majority of rooms. There are also lovely outside seating areas, a garden and even a dipping pool. There is a room at the garden level with a sink; perfect for a summer kitchen or a garden bar!

ENERGY - DPE



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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.

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LOCAL TAXES

Taxe foncière: **491 EUR**

NOTES

DESCRIPTION

The property is situated in the charming village of Palluau-sur-Indre, set within the picturesque valley of the River Indre. The river winds gently through the landscape, with the Château de Palluau sitting proudly on the hill above, creating a striking and timeless backdrop.

The château, in its present form, dates back to the 15th century, and the village skyline has changed very little since that time. During the French Renaissance, the château was modernised by its owners and transformed into a more comfortable residence. Skilled craftsmen brought to the region from Brittany by Anne de Bretagne, the French queen, contributed to these works. Anne herself spent much of her time at the Château de Loches, located just a few dozen miles down the Indre River from Palluau.

Palluau-sur-Indre also holds historical significance as the birthplace of Frontenac, a key figure in the establishment of the city and province of Québec, Canada. The village church, located in front of the property, contains the tombs and epitaphs of the Frontenac family, adding further historical depth and interest to this exceptional setting.

The property is entered directly from street level into an entrance hall, with stairs rising to the upper floors and doors leading to both the garage and the kitchen.

A small flight of stairs (3 sq m) leads down to the kitchen/dining room (approximately 16.8 sq m). The kitchen is fitted with high- and low-level white cupboards and offers space for appliances, complemented by a large kitchen sink. The...