LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42945CHH36 Price: 79 200 EUR

agency fees included: 10 % TTC to be paid by the buyer (72 000 EUR without fees)

FOR SALE –3 Bedroom Character Home with Land & Potential















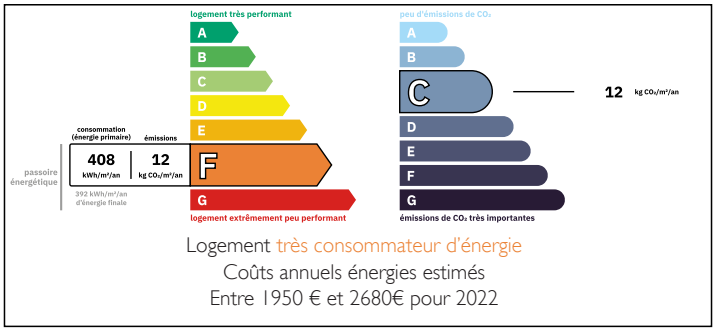
INFORMATION

Town:	Lourdoueix-Saint-Michel
Department:	Indre
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	9350 m2

IN BRIEF

Set within a peaceful village environment, this charming three-bedroom property offers privacy, generous grounds and exciting scope for renovation — all while remaining habitable during the process.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1950 € et 2680€ pour 2022

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

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NOTES

DESCRIPTION

Ground Floor

The front door opens into a welcoming entrance hall. To the right, a cosy reception room with fireplace provides an intimate living space. To the left, the kitchen is fully functional yet ready for modernisation, offering the perfect opportunity for a new owner to create a bespoke culinary space.

Beyond the kitchen lies what was originally the garage, now in the early stages of conversion into a spacious lounge/dining room. A woodburner has already been installed, and double doors open onto a covered veranda, creating a seamless connection between indoor and outdoor living.

First Floor

The staircase, accessed from the entrance hall, is a distinctive feature of the home. After a short flight, it divides in two:

One fork leads to a large, light-filled principal bedroom overlooking the rear of the property, with a very spacious bathroom opposite (shower installation to be completed).

The second fork leads to two further generous double bedrooms.

Exterior

The property is set within an impressive parcel of land of over 9,000 sqm, wrapping around the house and offering privacy, space and potential for landscaping or smallholding use. There is a covered terrace ideal for outdoor dining, along with an outbuilding suitable for storing logs, machinery or a tractor.

The house benefits from double glazing throughout and is connected to mains drainage.

Location

The village itself offers the essential charm of rural French living, including a local bakery for your daily bread and croissants.