LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42971SHB36 Price: 179 500 EUR

agency fees included: 8 % TTC to be paid by the buyer (166 204 EUR without fees)

Wonderful large 4 bedroom stone country house with attached barns and detached cottage for renovation







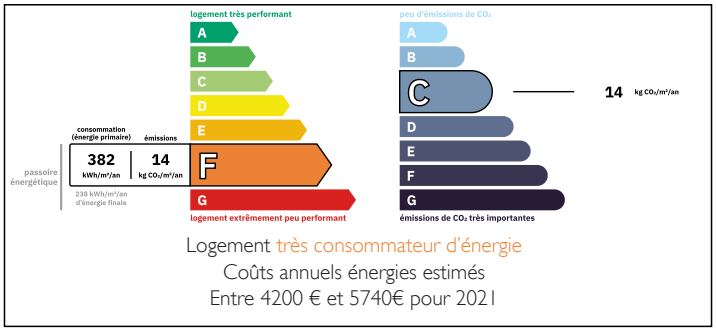








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4200 € et 5740€ pour 2021

INFORMATION

Town:	Vicq-Exemplet
Department:	Indre
Bed:	4
Bath:	1
Floor:	160 m2
Plot Size:	3566 m2

IN BRIEF

Stunning 4 bedroom stone cottage, with attached barns, stables, carport and separate house for conversion in a tranquil location outside the village of Vicq Exemplet.

Great 4 bedroom main house with all buildings fully reroofed, new gutters and concrete floors in the barns and separate cottage ready for renovation ,

Set in wrap around gardens of over 3500m2 and with no neighbours it's a delightful property with a sunny entrance courtyard, fruit trees and fully enclosed and gated driveway.

225m2 barn/garage plus 150m2 cottage for renovation.

Fantastic peaceful location with 5 minutes cycle to nearest village with cafe and 10km to town with all amenities and 45 minutes to Chateauroux with fast

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:	**420 EUR**

NOTES

DESCRIPTION

This beautiful country house with 4 bedrooms, lounge 2 lounges large separate kitchen with pantry and downstairs WC, grand wide stairway to the first floor large galleried hall, 4-bedroom, large bathroom with bath and shower and separate WC.

The house is accessed via a private gated dive way into a courtyard with attached barns and a detached cottage ready for development into a 3-bedroom home/gite. The gardens wrap around the entire property offering super views in all directions and with an outhouse in the back garden providing another little building for development or use.

Elevated and with no neighbours, the property offers a tranquil location near to the Town of Vicq Exemplet which has restaurant/cafe, boulangerie. The town of Chateaumeillant is just 10 minutes away with all commerce – restaurants, cafes, banks, supermarket, brico stores and medical clinic and with Friday market day. La Châtre is 15 away with even more commerce and the capital of the Indre Chateauroux, with fast train to Paris, 40 distant.

Across the border into the Cher, the medieval town of Culan just 20mins away also with shops, cafes, boulangerie, banks and clinics and St Amand Montrond 32 with access to A71 and trains to Paris, hospitals and all large commerce options with wonderful berry canal walks and covered Saturday market.

Recreational lake of Sidiailles with water sports, zip line, cafe (high season), wonderful walks, picnic areas and beach is just 22 mins away and offers a superb...