

House for sale in Aigurade (361400) - Indre - 6 rooms - 3 bedrooms- 429 m -



## INFORMATION

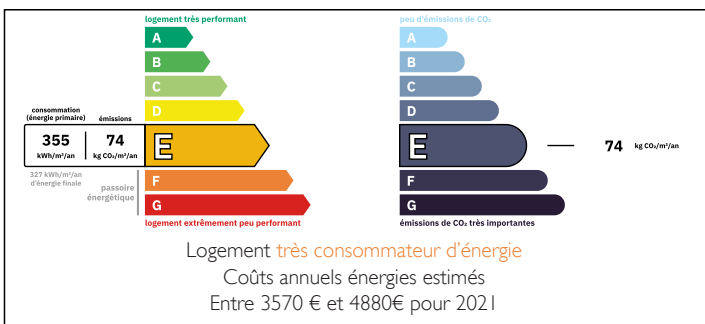
Town:	Aigurade
Department:	Indre
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



## IN BRIEF

Situated in the heart of the town of Aigurade, this house is composed as follows,  
The entrance to the property is through the old carriage door leading into the courtyard where you enter the property through the kitchen door. A lovely original staircase leads up to the first floor, where a landing leads to 3 bedrooms, a shower room, a bathroom/toilet and an attic. ...

## ENERGY - DPE



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.



## DESCRIPTION

This historic property has been lovingly restored and retains many of the features that give it its character and charm. The building was once known as the Café du Nord. There was a bar, dining room and dance hall that provided services and entertainment for local people. The current owners have shared many fabulous stories of the many adventures encountered within its walls, which were told to them by the building's original owners.

The main house is fully habitable, allowing future owners to get a feel for the property before undertaking the renovation of the annexe building and to imagine all the possibilities it has to offer, whether as a business, guest house or fitness centre, the ideas are endless.

Given the location and condition of this building, it's an excellent and rare investment. It's definitely worth a look!

The house comprises:

Ground floor :

Entrance: carriage entrance: 15m<sup>2</sup> - WC

WC: 1,50m<sup>2</sup>

Kitchen: 16m<sup>2</sup>

Dining room: 25m<sup>2</sup>

Bathroom: 5,98m<sup>2</sup>

Storage room: 1m<sup>2</sup>

First floor

Landing: 11m<sup>2</sup>

Bedroom 1: 15m<sup>2</sup>

Bedroom 2: 20m<sup>2</sup>

Bedroom 3: 15m<sup>2</sup>

Bathroom: 10m<sup>2</sup> with shower

Shower room: 5m<sup>2</sup>

Second Building

Attic: 60m<sup>2</sup>

Ground floor: 66m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES