LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44782CBC36 Price: 379 900 EUR

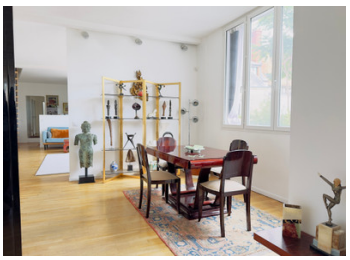
agency fees included: 6 % TTC to be paid by the buyer (358 397 EUR without fees)

A superb, unique, spacious and beautiful property with exceptional potential.















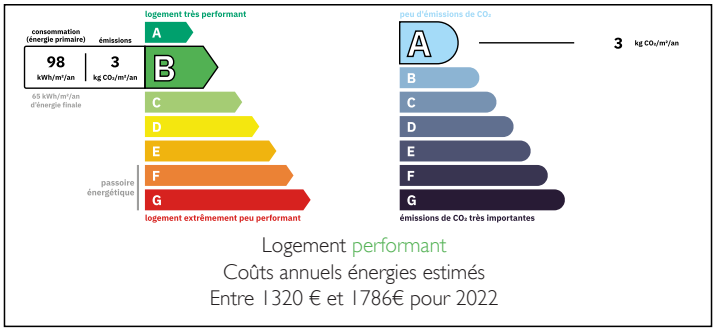
INFORMATION

Town:	Issoudun
Department:	Indre
Bed:	4
Bath:	2
Floor:	171 m2
Plot Size:	486 m2

IN BRIEF

Exceptional contemporary property in a peaceful hamlet near the centre of Issoudun, this beautifully converted former tannery offers approx. 233 m² of living space and 486 m² total built area. Accessed via a private road, the home combines tranquillity with excellent connectivity, including direct trains to Paris in under two hours. The property features a striking 57 m² reception/gallery space with floor-to-ceiling picture windows overlooking the landscaped garden, spacious living and dining rooms with fireplaces, a fitted kitchen, and a private master suite with terrace access. The upper floor includes three double bedrooms, bathroom and shower room, while the lower level offers extensive storage, garage space, and development potential. A separate 100 m² building requiring renovation provides ideal guest house, gîte or Airbnb potential. Energy-efficient with a rare DPE B rating, mature gardens, parking, and a historic canal...

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1320 € et 1786€ 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.

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NOTES

DESCRIPTION

Exceptional Contemporary Property with Guest House Potential – Issoudun (36100), Centre-Val de Loire

Situated in a peaceful and private hamlet just moments from the centre of Issoudun, this former tannery has been thoughtfully transformed into a striking contemporary home, offering impressive volumes, excellent natural light, and a refined modern aesthetic with a subtle Scandinavian feel.

Accessed via a private road, the property combines tranquillity with convenience, just a short walk from the town centre, its lively markets, and the mainline station with direct connections to Paris in under two hours.

The property offers approximately 233 m² of living space and close to 486 m² in total built area, providing exceptional versatility.

On the ground floor, a substantial lower level comprises a large garage, extensive storage space, and a laundry area. This level offers excellent potential for further development, whether as a workshop, studio, gym, or additional accommodation.

The first floor opens into a striking 57 m² reception room, this area is currently used as a personal exhibition room, it creates an immediate sense of volume and flexibility with a floor to ceiling picture window which enjoys the views of the entire garden, From here, stairs lead to an additional attic space, offering exciting potential to create a further bedroom suite, studio, or en suite extension from the upper level.

The main living areas flow seamlessly and include a dining room approximately 16m²a spacious living room approximately 27m² both rooms enjoy a fire place insert and a wood burning...