LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45319SOE36 Price: 138 500 EUR

agency fees to be paid by the seller

A large 4 bedroom house on 1 hectare with no near neighbours and far reaching views over surrounding fields.















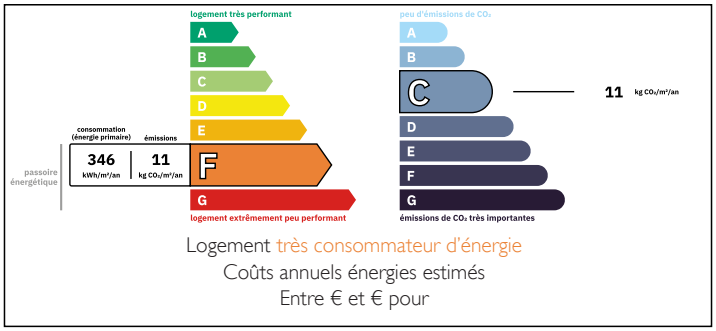
INFORMATION

Town:	Baudres
Department:	Indre
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	10061 m2

IN BRIEF

A lovely 4 bedroom property located on the edge of the village of Baudres. The property benefits from high ceilings throughout. The property is very habitable, but there are some projects which would benefit from finishing and there is a wonderful opportunity to put your own mark on the property. 1 hectare of garden and adjoining land. Entirely suitable for horse, small livestock or smallholding.

ENERGY - DPE



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Entre € et € pour

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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DESCRIPTION

The property is approached through gates into an enclosed garden with large trees fronting the road. There is plenty of parking space, and a double garage.

The house is entered into a spacious hallway with room for coats and boots. The sitting room is large with an insert woodburner which is vented around the property to provide heating. This is supplemented with electric heating when required. Windows give a view over the surrounding fields and woods in the distance. The kitchen is located off the sitting room with a door leading into the garden.

A door from the living room area gives access to a corridor with a door to a large utility/pantry room. There is also a pump for well water (but this is currently not connected).

A further door leads to a small lobby with a staircase to the first floor and a door into the double garage with a door to the rear of the property. It would be possible to develop this end of the property to create a self-contained annexe by converting the garage (or part of it) and finishing the work on the first floor. The staircase opens into a huge room/studio with velux windows. Work has been started to put in a bathroom in one corner of the room. There is a woodburner (not operational) at the end of the room.

On returning to the main entrance hall, a...

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