

## Character Estate with Gîte, Pool & 9000m2 of Land



## INFORMATION

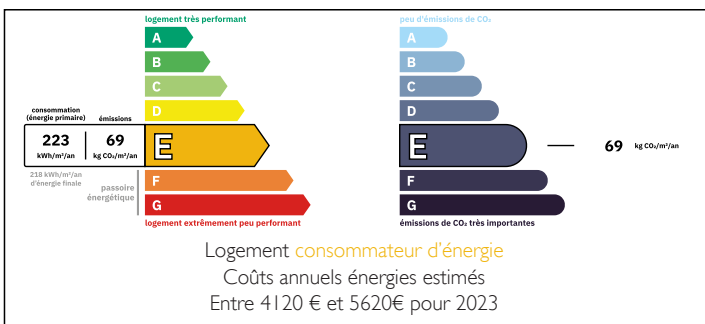
Town:	Lignac
Department:	Indre
Bed:	11
Bath:	3
Floor:	147 m2
Plot Size:	9151 m2

## IN BRIEF

Exceptional rural estate set in a peaceful hamlet with 9000m2 of land. Comprising a spacious main house, a large gîte, reception hall, swimming pool, barns and a second house for renovation, this versatile property offers excellent potential for farming, tourism, events, or multi-generational living.



## 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.



## LOCAL TAXES

Taxe foncière: **330 EUR**

## NOTES

## DESCRIPTION

Nestled in a peaceful hamlet, this exceptional rural estate offers a rare opportunity to acquire a substantial family home with income-generating potential, extensive agricultural facilities and 9000m<sup>2</sup> of land.

The main house welcomes you into a spacious open-plan kitchen and dining room, creating the heart of the home. From here, you are led to a comfortable ground-floor bedroom and a cosy snug room, which features stairs leading to the first floor. Upstairs, there are four further bedrooms, a shower room, and a separate WC.

The second wing of the house provides additional accommodation and practical spaces, including another bedroom, a shower room, utility room, a dedicated oil-fired heating room with tank, and an office with laundry facilities.

The adjoining gîte offers excellent rental income potential and comprises an open-plan kitchen, dining and living area, together with a separate WC and a ground-floor bedroom with en-suite shower room. The first floor provides two bedrooms and a shower room, while the second floor offers a further two bedrooms, creating spacious and flexible accommodation ideal for larger groups, holiday guests, or extended family.

Outside, the property is set within 9000m<sup>2</sup> of land, with a beautiful swimming pool which provides the perfect place to relax and enjoy the surrounding countryside, further enhancing the property's appeal as a holiday destination or guest accommodation business.

Adjacent to the gîte is a large reception and entertainment hall complete with shower and WC facilities, making it ideal for events, retreats, celebrations, workshops, or business activities. Above, a...