

A fantastic opportunity to create a lovely home in a rural location

EXCLUSIVE

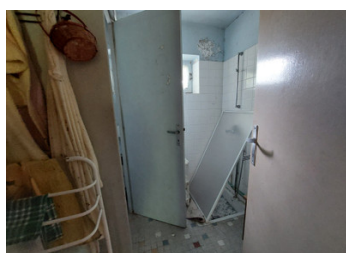
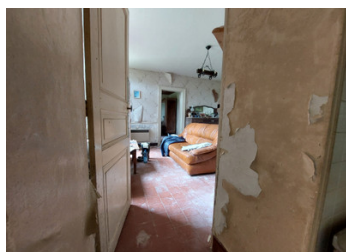


INFORMATION

Town:	Langé
Department:	Indre
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	12946 m2

IN BRIEF

A charming 2-bedroom country house requiring complete renovation, set in the heart of its own garden and surrounded by mature trees, established shrubs, and dense greenery that provide a private and peaceful setting. The property boasts attractive period character and a traditional façade finished in a render. Pale stone surrounds frame the doors and windows, adding architectural interest and enhancing its rural appeal. Although in need of full restoration throughout, the house offers excellent potential to create a beautiful family home, holiday retreat, or countryside residence. The generous garden and picturesque natural surroundings further enhance the property's character, making it an exciting opportunity for buyers seeking a renovation project in a tranquil setting. There are numerous outbuildings on the property; some of which are adjoining the house and could be incorporated.

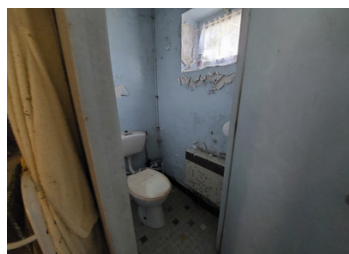


ENERGY - DPE

DPE not required.

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

The property is accessed via gates from a quiet country lane. The south-east facing property is entered via the spacious kitchen (9.29 sq m) which leads through to the shower room with WC cubicle (4.96 sq m).

From the kitchen a doorway leads to the living/dining room (16.08 sq m) and windows and entrance door to the front of the property. A doorway leads to bedroom (13.2 sq m) off which is a further bedroom (15 sq m) and a window over the fields to the rear. Accessed from the rear of the property is a storage room/wine cellar (9 sq m).

Above the house is a loft area which is accessed via an external ladder and currently empty.

The property comes with numerous dependences. Attached to the house are three areas. There is a workshop (15.69 sq m) with shower room at the rear (5.73 sq m), an old cow shed (28.52 sq m) and a goat shed (19.65 sq m). It may be possible to incorporate these into the main house.

At the end of the garden is a huge hanger of 109.55 sq m.

There is also a small garage (previously housed a 2CV car) and a dilapidated shed.

Opposite the house is an animal water trough and behind it is the well. There is a pump for the well in the workshop but it will need work to get operational again.

The garden is split into...

LOCAL TAXES

Taxe foncière: 75 EUR

NOTES