LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45711PUR36 Price: 61 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (55 000 EUR without fees)

**A 3 bed hamlet property in the commune of Dunet close to the town of Chaillac with separate parcelle of land.**















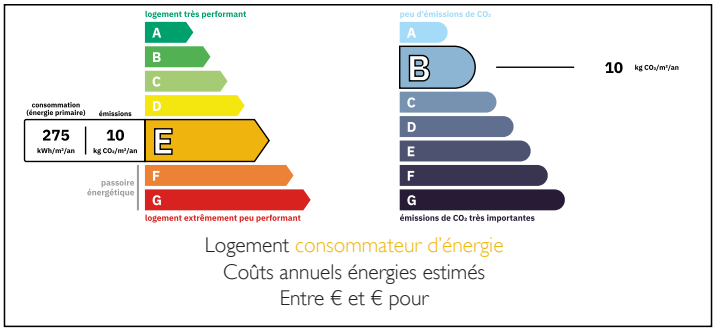

## INFORMATION

| | |
|---|---|
| Town: | Dunet |
| Department: | Indre |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 86 m2 |
| Plot Size: | 418 m2 |

## IN BRIEF

Terraced cottage with 3 bedrooms and 3 reception rooms located just outside the commune centre of Dunet approximately 5 minutes from the town of Chaillac. Modernised sympathetically over recent years would lend itself to both day to day living and holiday accommodation.

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
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.

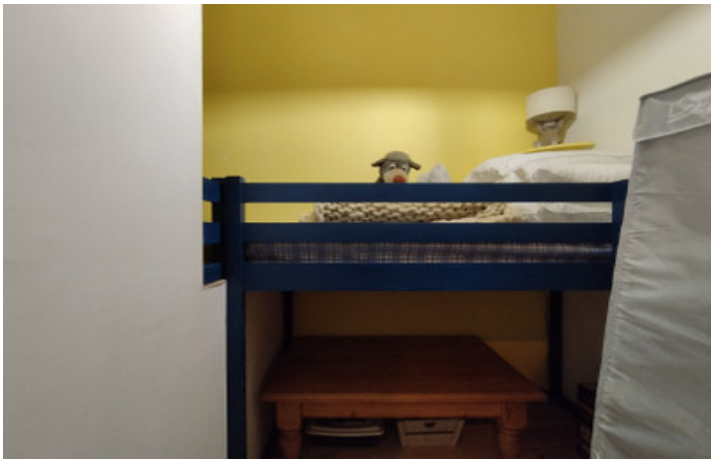
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## NOTES

## DESCRIPTION

Lounge - 6.3m x 3.8m. Original tomette floor, chimney with woodburner Stairs to the first floor and stairs down to snug and workshop. Opening from lounge to

kitchen diner - 6.3m x 3m fitted kitchen with work surfaces incorporating a butler sink, base units include drawers and cupboards. Washing machine; Dishwasher and range with extractor hood, dining space and doors to rear garden and outdoor eating space.

From the lounge there are stairs down to

Study/snug/ tv room - 4.1m x 2.7m. cupboard conceals the hot water tank. Access to the front of the house and chemin and access to a small workshop - 2.6m x 2.9m with power and light and mezzanine storage area above.

Bedroom 1 - 3.6m x 3.4m wooden floor double glazed window overlooking the rear of the property; electric wall heater.

Bedroom 2 - 4.4m x 2.7m velux with rear aspect and wood floor.

Bedroom 3 - 6m² built in bunk beds and raised space with desk.

Bathroom off the landing comprising free standing bath separate shower cubicle, toilet and hand basin.

Outside to the rear is off road parking southerly aspect with a large gravelled eating area. There is a separate parcelle of land just a short walk away where the current owners keep chickens.

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