

Charming Village House with Garden and Stunning Views



INFORMATION

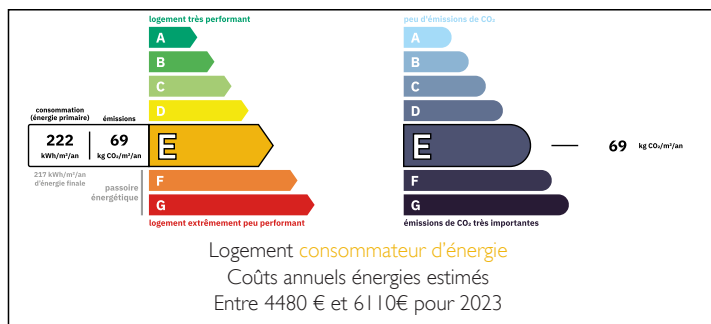
Town:	Saint-Benoît-du-Sault
Department:	Indre
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	2235 m2

IN BRIEF

Charming village house in the heart of Saint-Benoît-du-Sault offering spacious and versatile accommodation. The property features an entrance hall, two kitchens, two living rooms, a ground-floor bedroom, and a bright conservatory. Upstairs are two further bedrooms, a shower room, an en-suite bathroom, an attic, and an additional room with potential to create another bathroom. Outside, enjoy a beautiful garden with stunning countryside views, as well as a garage, two barns, a traditional cave, and a garden shed. A wonderful opportunity for a family home, holiday retreat, or investment property.

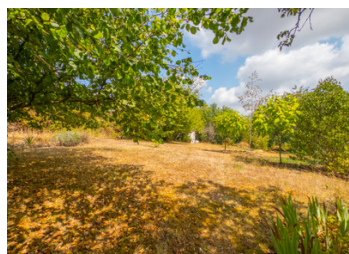


ENERGY - DPE



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.



DESCRIPTION

Situated in the heart of the picturesque village of Saint-Benoît-du-Sault, this charming and spacious property offers character, versatility, and wonderful outdoor space.

The ground floor welcomes you with an inviting entrance hallway leading into the main kitchen, which flows through to a second kitchen, providing plenty of space for cooking and entertaining. There are two reception rooms, including a generous living room and a cosy second sitting room. The second reception room leads through to a ground-floor bedroom and a bright conservatory overlooking the garden.

Upstairs, the property offers two further bedrooms, a family shower room, and an additional bathroom accessed from one of the bedrooms. There is also an attic and a separate room with the potential to be converted into an additional bathroom.

Outside, the property boasts a beautiful enclosed garden with breathtaking countryside views, creating the perfect place to relax and enjoy the peaceful surroundings. The property also benefits from a garage, two barns, a traditional cave, and a garden shed, offering excellent storage, workshop space, or potential for a variety of uses.

Located in the centre of one of France's most beautiful medieval villages, this delightful home combines village convenience with generous living space, character, and exceptional outdoor features, making it an ideal permanent residence, holiday home, or investment opportunity.

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

LOCAL TAXES

Taxe foncière: 1272 EUR

NOTES