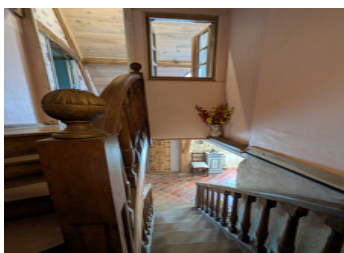


Versatile Country Property with Gîtes, Workshops, Barn & Pool



INFORMATION

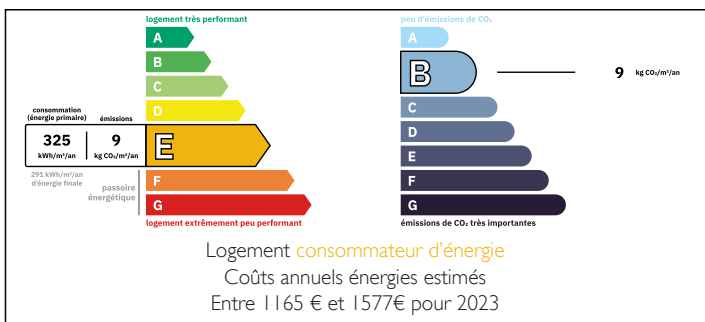
Town:	Oulches
Department:	Indre
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	3641 m2



IN BRIEF

A versatile country property offering a wonderful combination of character, space and potential. The property includes a comfortable main house, an independent two-bedroom gîte, a second gîte currently being created, two workshops and a large barn, all set within 3,642 m² of grounds with a pool and orchard. An ideal opportunity for those looking for a rural home with income potential, space for hobbies or a home-based business.

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: **654 EUR**

NOTES

DESCRIPTION

This characterful country property offers an exceptional combination of space, character and versatility, with a main house, an independent gîte, a second gîte currently being created, two workshops, a large barn and approximately 3,642 m² of grounds with a pool and orchard.

Whether you are looking for a spacious rural home, a property with rental potential, somewhere to run a business or simply plenty of room for hobbies and projects, this property offers numerous possibilities.

The main house

The main house offers approximately 115 m² of living space arranged over two floors.

The ground floor has a welcoming and particularly characterful feel, with a generous living room featuring exposed beams and two wood-burning stoves, creating a warm and cosy atmosphere. The property also retains some wonderful historic features, including an original bread oven and a staircase reputed to have come from a former château.

The independent kitchen is complemented by a useful rear kitchen/utility area, providing plenty of practical space.

Also on the ground floor is a bedroom and a shower room, making it possible to enjoy single-level living if required.

Upstairs, the landing leads to two further bedrooms, both with the charm of attic-style rooms, together with a family bathroom and separate WC.

The house is in generally good condition and combines traditional features with comfortable everyday living.

The independent gîte

The property also benefits from an independent gîte of approximately 51 m², providing two bedrooms.

This is an excellent opportunity for anyone wishing to accommodate family and friends separately from