LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47246SOE36 Price: 110 000 EUR

agency fees to be paid by the seller

A lovely rural property with no near neighbours. Large garden and beautiful views over surrounding farmland.

EXCLUSIVE















INFORMATION

Town:	Selles-sur-Nahon
Department:	Indre
Bed:	1
Bath:	1
Floor:	98 m2
Plot Size:	3951 m2

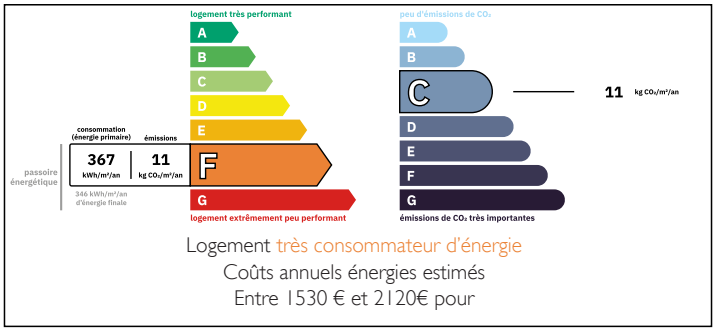
IN BRIEF

This is a well presented family home in a quiet location. The nearest neighbours are approximately 240m (788 ft) away.

The property is heated by a woodburning stove, complemented by electric radiators. The generous living room provides ample space for seating and dining, while the spacious kitchen also offers plenty of room for everyday living. To the rear are a bathroom and useful utility room.

The outdoor space is a particular highlight. A newly laid terrace to the front provides space for seating and potential for a single-storey extension, subject to planning permission. The enclosed garden extends through a gravelled area with a well, past a pen for hens, to a large field with a fenced pond. Raised beds and a greenhouse provide plenty of space for growing vegetables, and the well provides water.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1530 € et 2120€ 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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LOCAL TAXES

Taxe foncière:	**67 EUR**

NOTES

DESCRIPTION

The property is approached down a single track tarmaced lane from the village road. On arriving at the property, double gates lead into the garden and the parking area. There is also a separate pedestrian gate.

The house is entered via a large entrance hall/office area/boot room with a velux window (10.51 sq m). A stable door leads through to the living room.

The living room (27.42 sq m) is dual aspect with views over the fields to the rear and the front of the property. There is a glazed door leading to the garden. The main focal point of the room is the large fireplace with woodburner. There is plenty of room for a dining table and chairs too.

A step leads into the spacious kitchen (21.48 sq m). There is a door to the front of the property onto the terrace and another leading into the kitchen garden. The kitchen has a wide range of units and space for a range cooker. Windows above the kitchen sink look over the garden and on to the fields beyond - what a delight!

A WC is located at the rear of the kitchen just next to the bathroom. The newly renovated bathroom (10.5 sq m) has a bath and separate shower. The bath is situated so it looks out through full height glazed doors into the garden. A dividing wall creates a utility area...