LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47364MID36 Price: 66 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (60 000 EUR without fees)

Charming Character Property with Barn, Garden & Potential in Tilly















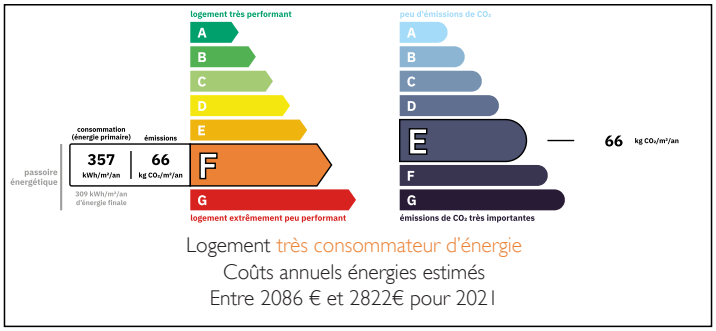
INFORMATION

Town:	Tilly
Department:	Indre
Bed:	1
Bath:	1
Floor:	104 m2
Plot Size:	1665 m2

IN BRIEF

Charming character property situated in a peaceful hamlet in Tilly, offering a main house, second property to renovate, large attached barn and beautiful garden with countryside views. The main house comprises a living room with pellet burner, kitchen with traditional bread oven, shower room, bedroom and a smaller room with potential for a staircase to the loft. The loft could be converted into additional bedrooms, subject to permissions. The second property consists of a large unfinished room with wood burner and could potentially become a gîte, guest accommodation or additional living space. A large attached barn and wood-storage area provide further space and development potential. A property full of charm and possibilities.

ENERGY - DPE



Logement très consommateur d'énergie

Coûts annuels énergies estimés

Entre 2086 € et 2822€ pour 2021

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

Situated in a peaceful hamlet in Tilly, this charming character property offers a lovely combination of traditional features, outbuildings, beautiful gardens and plenty of potential. On entering the main house, you are welcomed into a cosy living room with a pellet burner, creating a warm and inviting space. From the living room, you have access to the shower room, a bedroom and a smaller room which could potentially be used to install a staircase leading up to the loft space. The loft offers further potential and could, subject to the necessary permissions and works, be converted to create additional bedrooms or living accommodation. To the right of the living room is the kitchen, which benefits from a traditional bread oven and adds to the character and charm of the property.

Between the main house and the large barn is a second property which is currently unfinished and requires renovation. It consists of one large room with a wood burner and offers a fantastic opportunity for the new owner.

The property also benefits from a large barn attached to the house, offering generous space and considerable potential for storage, workshops, further development or other projects. There is also an attached wood-storage area, providing useful additional storage. Outside, the property is surrounded by a beautiful garden with lovely views over the surrounding countryside, creating a peaceful and private setting. With its traditional features, generous outbuildings, second property to renovate, convertible loft and attractive garden, this property offers an...