LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47635SKN36 Price: 335 000 EUR

agency fees to be paid by the seller

Perfect four bedroom stone country house with heated pool, terrace and beautiful garden. Character property.

EXCLUSIVE















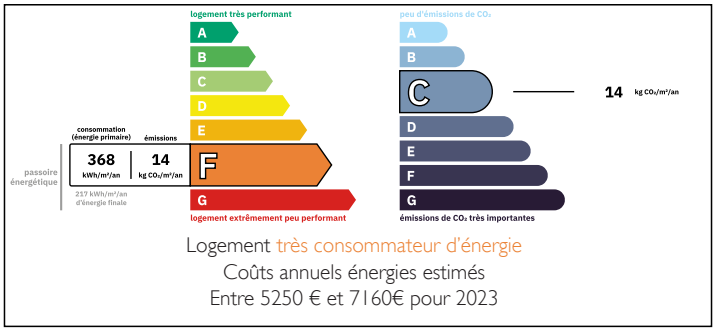
INFORMATION

Town:	Mézières-en-Brenne
Department:	Indre
Bed:	4
Bath:	2
Floor:	172 m2
Plot Size:	3869 m2

IN BRIEF

Dating from the 1600s, this handsome property was home to a leading figure in the French Resistance, and reputed to have secreted British airmen in the cellar during WW II. It has been tastefully renovated to create a sunny, comfortable 4 bedroom home in beautiful grounds next to the river with its own pond. There's also a 40m2 double garage and workshop, an east-facing terrace 36 m2, mature trees, shrubs and perennials, a vegetable plot and an enclosed 8 x 3 metre pool heated via an air source heat pump. Original features such as exposed beams, original parquet and terracotta tiled floors have been carefully retained alongside modern comforts including electric central heating, double glazing and fibre internet. Situated in an ancient hamlet in the Parc de la Brenne nature park, the property...

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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 habitation:	**1666 EUR**

NOTES

DESCRIPTION

Please see 3-D tour and floorplan for full details.
A private driveway leads to a gravelled area and the double garage, which has a good-sized workshop area and ample storage to the rear. The terrace is directly in front of the house and includes two outdoor dining areas. The ground floor features a 36m2 triple aspect sitting room with beamed ceiling and woodburner, a kitchen, a double bedroom, shower room, WC and hallway. The large L shaped oak fitted kitchen has a dining area, large storage cupboard, breakfast bar and appliances including a Rangemaster stove, fridge, dishwasher and extractor fan. Off here is a rear kitchen/laundry room with steps to the cellar and a door leading to a two room cottage currently used as a wood store and garden shed. On the first floor are the dual aspect master bedroom with parquet floor, a further two single bedrooms, a bathroom and large landing with study area. Several pieces of furniture are available for sale.

Mézières-en-Brenne is a popular sought-after village in the Parc de la Brenne. The Parc is known for its 3300 lakes/ponds, wildlife and outdoor sports activities including swimming, rambling, horse riding and canoeing. There is a year-round programme of events promoted by the Parc in local villages so there's always plenty to see and do. Major retail outlets can be found at Châteauroux, the capital city of Indre, and there are local shops and...