

Family home with 3 bedrooms, a workshop, outbuildings and access to the river, situated in a quiet hamlet

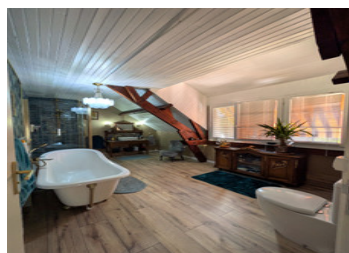
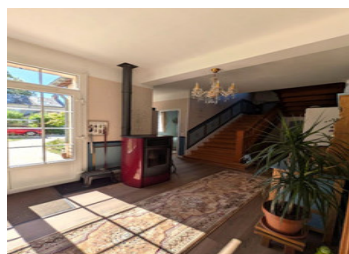


INFORMATION

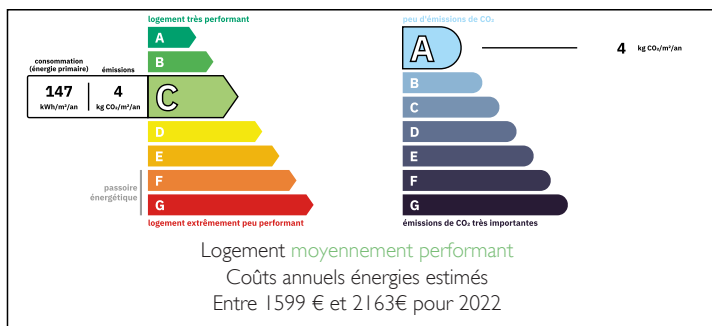
Town:	Thenay
Department:	Indre
Bed:	3
Bath:	2
Floor:	193 m2
Plot Size:	1520 m2

IN BRIEF

Located in Thenay, this family home offers three spacious bedrooms, pleasant living areas, two attics suitable for conversion, a workshop and a garage. Outside, an aviary and direct access to the river via a flight of steps complete the 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.



LOCAL TAXES

Taxe foncière: 1008 EUR

NOTES

DESCRIPTION

Situated in a peaceful hamlet in Thenay, in the Indre department, this family home enjoys a pleasant rural setting in the heart of the Brenne, renowned for its unspoilt countryside and many lakes.

The property is arranged over two floors.

On the ground floor, an entrance hall leads to a utility room, a separate WC and the main living areas. The sitting room opens onto an open-sided veranda, while the kitchen is open to the dining room, creating a convivial space for everyday living and entertaining.

This floor also includes a bedroom with a mezzanine, together with its own shower room and WC.

Upstairs, there are three further bedrooms and a family bathroom. Two attic spaces offer potential for additional accommodation, subject to any necessary permissions. A dedicated bicycle storage area completes this floor.

Outside, the property benefits from two outbuildings and an aviary. Steps from the property provide direct access to the river, offering a wonderful opportunity to enjoy the surrounding countryside and peaceful setting.

Located in the heart of the Brenne, an area known for its lakes, unspoilt natural landscapes and distinctive rural character, this property would make an ideal permanent home or country retreat in France.

With its generous living spaces, potential for further development, outbuildings and direct river access, this is an appealing property offering an authentic taste of rural life in the Indre.

Information about risks to which this property is exposed is available on the Géorisques website :