

Stylish five bed stone rural property with garden near St Benoit du Sault.

EXCLUSIVE



## INFORMATION

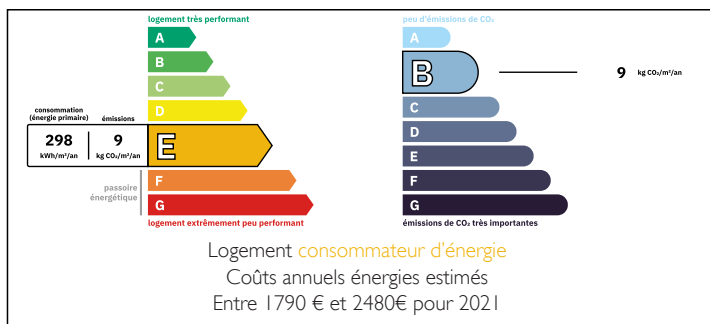
|             |         |
|-------------|---------|
| Town:       | Parnac  |
| Department: | Indre   |
| Bed:        | 5       |
| Bath:       | 3       |
| Floor:      | 110 m2  |
| Plot Size:  | 1750 m2 |

## IN BRIEF

This is an attractive and generous family home situated in a small hamlet. It is perfect for those who want shops, cafes, banks etc nearby and where all the renovation work has been done. Ready to move into, the property has been fully refurbished to a high standard and includes exposed beams, electric heaters with thermostat, double glazing and well insulated walls and roof. From the entrance porch one enters the sunny double aspect lounge with French doors to the rear garden, tiled floor and original stone fireplace with wood burner. The fitted kitchen is to the left and includes table and chairs. A passageway beside the stairs leads to an under-stairs storage area with coat hooks. The ground- floor bedroom has a king size bed, views of the garden and bathroom with...



## 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.



## DESCRIPTION

At present this property is a second home and the running costs are: 380 for tax fonciere, 50 EUR for water and the owner pays approx 84 EUR a month for someone to cartake the property, mow the lawn etc.

Well known as one of the most beautiful villages in France, Saint-Benoit-du-Sault is famous for its medieval architecture and narrow streets dating back to the 15th century, and is a 2 minute drive away. Here you will find a weekly market, supermarket, shops, cafes, bars, bank and a lively year-long events programme. In the opposite direction is the Commune of Parnac and the A20 autoroute is 10 minutes away, with easy links to Paris, the south and the ferry ports to the north. The swimming lake at Chaillac is 12 minutes away and nearby Lac Eguzon offers beaches, watersports and waterfront dining. Closest airports are Limoges, Poitiers and Tours. A fast train connection is at Poitiers or Argenton-sur-Creuse.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière:** 380 EUR

**Taxe habitation:** EUR

## NOTES