

Superb private country house with 6 hectares, heated pool and 330m2 outbuildings. Gorgeous location.



## INFORMATION

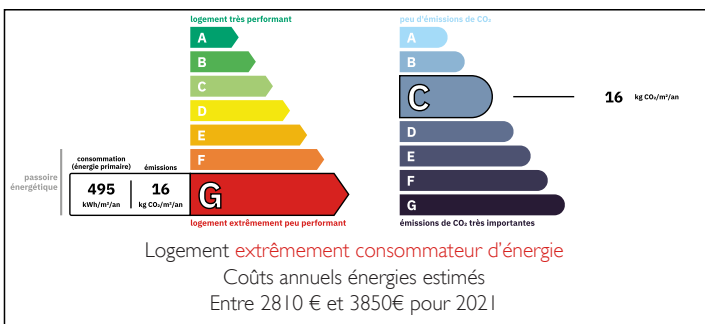
Town:	Douadic
Department:	Indre
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	59734 m2



## IN BRIEF

Three-bedroom stone-built longère with heated pool, stables, land and extensive outbuildings. Here's the perfect property for those seeking a gorgeous countryside retreat in a very tranquil corner of rural France. Situated on almost 6 hectares of land including a small wood and water source, this substantial stone-built property features comfortable traditional accommodation together with well maintained barns offering great conversion potential. Located deep within the Parc de la Brenne, known for its lakes and wildlife, the property would suit anyone looking for privacy and plenty of space for country living. Village amenities are a short drive away at Rosnay or Pouligny-Saint-Pierre and the market town of Le Blanc is 10 minutes to the south.

## 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

The property is reached via gates leading to a private entrance drive with plenty of parking space by the house or barns. The property is completely fenced off and not overlooked. To the front of the house is a paved terrace of approx. 65 m<sup>2</sup>, south east-facing and with an awning. The main entrance leads to a sunny double aspect living and dining room with tiled floor, exposed beams and an open fireplace. From the living room a door leads to a hallway and the remaining rooms: shower room, laundry/WC, kitchen and three bedrooms. On the far side of the house is the heated pool which is covered and has a separate heating system in the adjacent barn. On the other side is a outbuilding with separate double door entrance and open hay loft. The property has electric heaters and is on a septic tank.

The other buildings included in the property are as follows:

Barn 1: 73m<sup>2</sup> including stabling for two horses and the pool heating system. No stairs to upper floor. Electrics connected

Covered woodstore: 91m<sup>2</sup> attached to the far end of Barn 1

Barn 2: 98m<sup>2</sup> large open space with stone floor and filled in rear entrance. No upper floor

Barn 3: 70.8m<sup>2</sup>, stone floor and with wooden staircase to upper floor which has been floorboarded. Electrics connected

The Parc de la Brenne is noted...

## NOTES