

Pretty, stone bungalow, in very quiet location. Two bedrooms and large garden.



INFORMATION

Town:	Poulligny-Notre-Dame
Department:	Indre
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	1676 m2



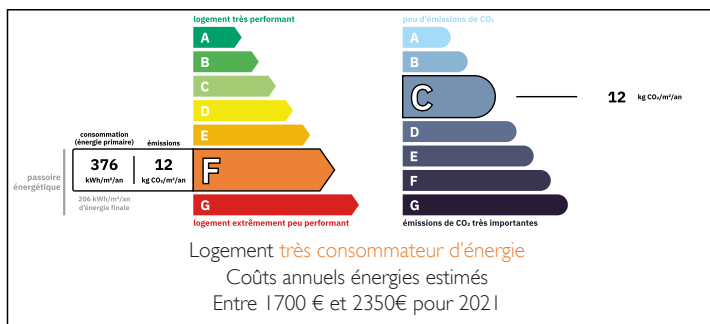
IN BRIEF

Only a mile or so from the village of Poulligny-Notre-Dame, which has a convenience store and bread depot, an excellent restaurant and the Hotel/Golf and Spa complex (open to the public), this pretty stone bungalow, would make an ideal smaller home, or perfect lock-up-and-leave.

There is also a leisure lake within proximity of this village, with a beach bar in Summer and where you can learn to water ski via a zip wire.

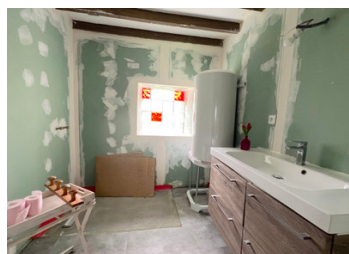
The larger, rural, medieval town of La Châtre is only 14 kms (10 min) drive away, where there is a large farmers market on the Saturday market, the large Gothic church, medieval houses, bars, cafés and restaurants, and medieval centre with shops and boutiques.

ENERGY - DPE



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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

From the main road in the village, the property is located along a very beautiful rural lane, and is set back, along with one other property, away from the hamlet itself.

A private entrance to the large garden allows for private parking and the property is to the right.

The main door is via the newly built, covered terrace, which leads you into the main living area. This is open plan, with the kitchen to one end, room for a dining table and chairs and a cosy lounge area to the other end with a wood burning stove.

To the rear of the property, two good-sized, double bedrooms with the shower room and WC in between. The shower room is in the process of being upgraded, and a new shower still needs to be fitted. There is also a smaller room off the lounge, ideal for an office or small child's bedroom, for example.

Above the property is a large attic space, but current access is actually only by a ladder, but there is room in the attic to create a second floor if more room is needed. Planning permission would be required, but should be easy to request.

To the rear of the property, via double doors in the lounge is a second feature, covered terrace, style Berrichonne, and very pretty and A-typic of barns in the area.

The large garden of nearly half an acre, is fenced and currently lawned. Mature trees surround most of the...

LOCAL TAXES

Taxe foncière: 300 EUR

Taxe habitation: EUR

NOTES