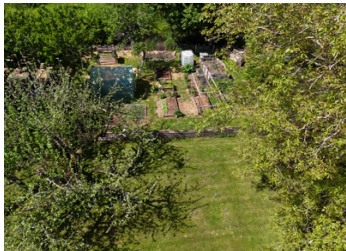
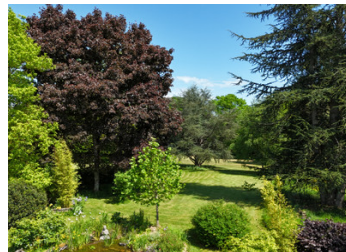


Two beautifully renovated properties with outbuildings and outstanding gardens.



INFORMATION

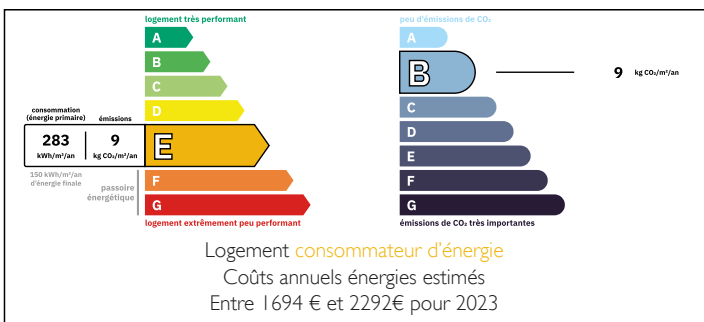
Town:	Feusines
Department:	Indre
Bed:	6
Bath:	2
Floor:	155 m ²
Plot Size:	7085 m ²



IN BRIEF

This wonderful ensemble sits peacefully in a lovely, rural hamlet, in the ancient Berry region of central France. The main house is a converted stable, all on the ground floor, with 3 bedrooms, and a bright and airy kitchen/dining room/lounge which has double-glazed French doors and windows that open directly onto the spectacular grounds. The detached gîte, with its own fenced garden and entrance from the lane, has a large lounge, separate kitchen, 3 bedrooms – one on the ground floor – and a fourth ensuite bedroom ready to be finished upstairs.

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 Main House – This is a gorgeous, converted stable, with all the living space at ground level. Renovated with style, it has a 40 m² open-plan kitchen/diner/lounge with new kitchen, oak floor and wood-burning stove, 3 bedrooms, a shower room and a separate toilet.

The Second House – A perfect, independent gîte for guests, extended family or commercial letting, this self-contained home is another stunning property that has been renovated with style. It has a fitted kitchen, spacious lounge, a bedroom, toilet and utility room, all on the ground floor, and 2 more bedrooms, and a shower room with toilet upstairs. Also on this first floor is an 'attic room'. A charming space, this already has electrics and plumbing installed to allow easy creation of a fourth bedroom with ensuite bathroom. This fourth bedroom also has the possibility of its own, independent entrance.

Outside - The property has a garage, a traditional French cellar (perfect for storing wine) and a wonderful 100 m² timber barn with integral workshop. The gardens of almost 2 acres are a nature lover's paradise, with mature trees, a large vegetable plot and open views.

This exceptional property has been thoughtfully and lovingly renovated. Completely re-wired, it also has a fully conforming fosse septique. Purchase of all the furniture and equipment/tools can be discussed.

5 kms from the historic village of Sainte-Sévère-sur-Indre, this area is renowned for its connection with the celebrated French film-maker, Jacques Tati, and in fact the converted stable of...

LOCAL TAXES

Taxe foncière: 533 EUR

Taxe habitation: EUR

NOTES