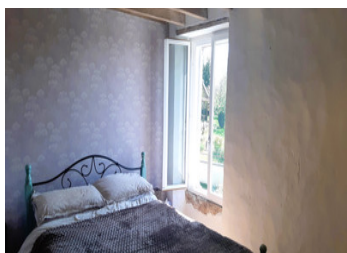
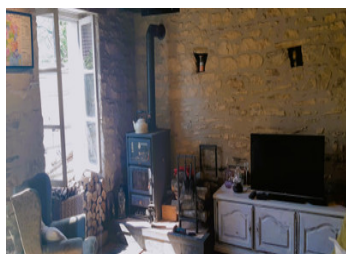


House or sale in the Indre(36) with a Barn, 2 Bedrooms, Kitchen, Living room, barn, small outhouse on 600m2.



## INFORMATION

Town:	Lourdoueix-Saint-Michel
Department:	Indre
Bed:	2
Bath:	1
Floor:	64 m <sup>2</sup>
Plot Size:	600 m <sup>2</sup>

## IN BRIEF

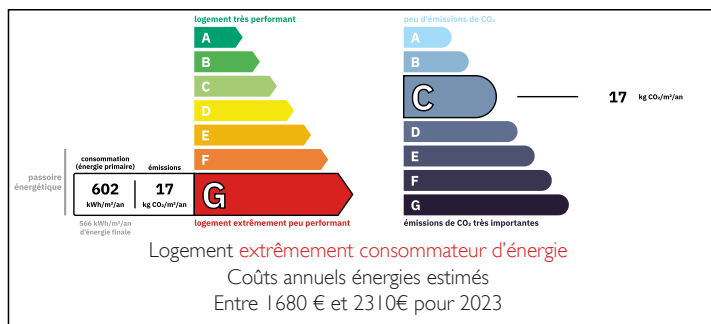
Renovated farmhouse with 64m<sup>2</sup> of living space on a full basement in the heart of a peaceful village, comprising living room with open kitchen. hallway leading to the 1st floor.

Upstairs:

Landing leading to 2 bedrooms, and bathroom with WC. Access to the attic also on this level.

Adjoining barn and separate outhouse. Set in approx. 600 m<sup>2</sup> of land.

## 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

Village in the Marche Berrichonne in the heart of George Sand country and the painters' valley and just 7 minutes from Lac d'Egouzon, which offers aquatic activities during the summer season. The location of the property offers great possibilities for AirB&B and as a holiday home.

The house has been completely renovated but still offers great potential with its large attached barn and small outhouse.

The layout is as follows:

Front door leads into the main living area composing of an open kitchen and living room with wood burner. (31m<sup>2</sup>)

There is also a back door leading to the outside space which has a pretty patio area and stone stairway to cellar (31m<sup>2</sup>) Great space for storage or just simply a wine-cellar.

The first floor has two bedrooms,(9m<sup>2</sup> and 11m<sup>2</sup>) one of which is used as a study the moment. There is also a bathroom (8m<sup>2</sup>)

The attic can be accessed on this level. Offering further storage.

Outside:

Attached to the house is a large barn that offers different possibilities, extra living space, garage, atelier etc.

On the other side of the property is another small outhouse which could be converted into a small guest house.

The front garden has a working well.

Other:

The village has a bakers and Post office.

Aigurande: 9km, with it's weekly market on a Friday and various shops, supermarket, banks and post office, hairdressers, chemist restaurants, etc.

Airports: Limoges at 1h20min

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

## NOTES