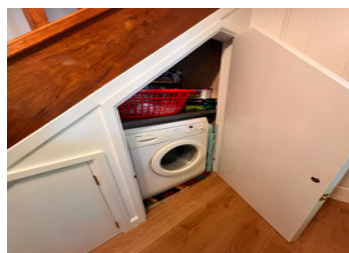


Stunning setting for this very private, totally modernised, country, stone property with beautiful open views.

EXCLUSIVE



INFORMATION

Town:	Sazeray
Department:	Indre
Bed:	3
Bath:	1
Floor:	127 m2
Plot Size:	2191 m2

IN BRIEF

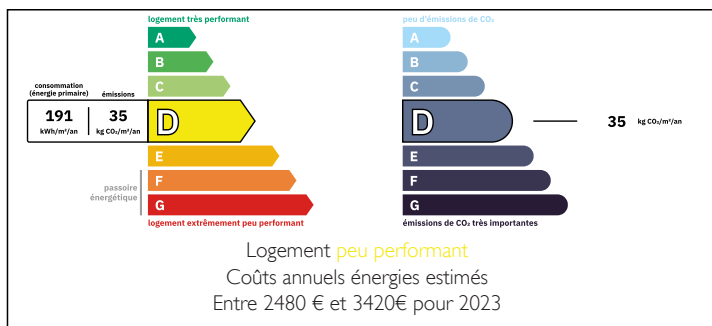
This beautifully presented property, hidden from view down a long, country lane, lies within easy access of the historic, rural town of Saint-Sévère-Sur-Indre, for daily provisions, with its historic, medieval market square, château and ancient château ruins and famous for a "Classic French Film" which was produced in the town.

Vibrant, and extremely pretty, the town is also renowned for its Classic Car Gathering and rally around the town, along with Antique fairs and associations.

Provisions are found in the mini-market, the bakers, chemist, along with amenities at the Medical Centre and Vets, bars and restaurant. This small, historic town, offers a lot.

Only 15 minutes drive, (14 kms) through beautiful, rural scenery is the larger town of La Châtre, offering

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

Modernised with care, and to a beautifully, maintained standard, this lovely, stone property combines all the original features with modern life.

Large, bright barn doors, open to a family-sized living space. With an open-plan fitted kitchen area to one end and a large dining area to the other, the property can accommodate a family as well as family and friends.

Although the property has gas (tank) central heating, there are wood burners in both the kitchen/dining area and comfy lounge, for extra comfort in the cooler months.

The lounge itself is of a very good size, and can easily accommodate two large sofas or armchairs, as well as lounge furniture. Leading on to the rear of the house, there is a convenient downstairs WC and laundry area under the stairs.

On the first floor, from the landing with convenient cupboard, two large, double bedrooms, one of which has beautiful views over the fields, and an L-Shaped bedroom, ideal for twin beds and a large, bright, bathroom with bath and double shower.

Outside, gates from the lane open up to the side of the property with room for parking, although there is a private garage to the side of the house, the garden to the front and larger plot with orchard to the side. There is a cellar to the rear of the house, which is dry and offers further storage.

Attached to the house on the other side, is a barn. Not huge, but big enough for storage, with a...

LOCAL TAXES

Taxe foncière: 331 EUR

Taxe habitation: EUR

NOTES