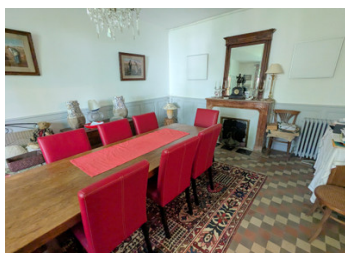


Adorable village house, with heated swimming pool and separate gîte.



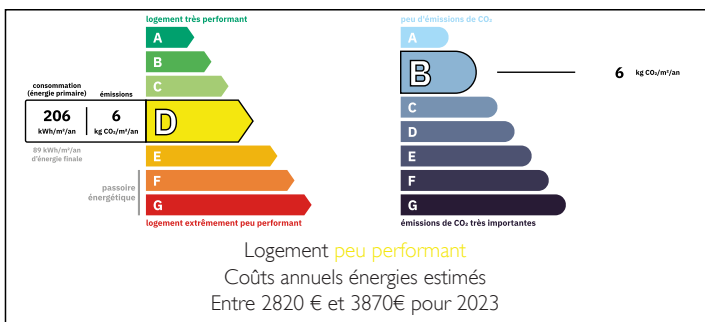
INFORMATION

Town:	Sainte-Sévère-sur-Indre
Department:	Indre
Bed:	4
Bath:	3
Floor:	245 m2
Plot Size:	1255 m2

IN BRIEF

Tucked away in the centre of a vibrant village, a one-minute walk from shops, restaurants, bars and medical centre, this large character house offers easy access to all amenities, together with privacy and "le bonheur", with its spacious, elegant rooms, pretty walled gardens and heated pool. The detached gîte has its own street access and provides a perfect holiday rental opportunity within this cultured and touristic area. The main house has an impressive entrance hall, beautiful lounge and dining rooms, an office, great kitchen, three bedrooms and two bathrooms. There is also a large attic. The gîte has an open lounge/kitchen/diner, a shower room with separate toilet and a bedroom.

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 charming, light-filled, period house with authentic features, which has been renovated with attention to detail. The living room is approximately 30m² with high ceilings and a huge, open log fire. To the left, there is an impressive, panelled dining room, and to the right, a classy dining kitchen with back door leading to the terrace and gardens. Also on this floor are delightful bath/shower rooms, a bedroom and an unusually large office providing a pleasing working/living/studio space. Upstairs are two more bedrooms, and an enormous loft area on the same floor.

The Gîte – With income-generating potential, this self-contained home has an open-plan kitchen, dining and living area with a working chimney and authentic tomette floor tiles, a shower room with separate WC, and a laundry room, all on the ground floor, with just a few steps up to the bedroom. The reception room easily accommodates a sofa bed, and with a back door into the main garden, the gîte also has access to the pool.

Outside - The property has a number of outbuildings for all manner of projects, traditional French caves (perfect for storing wine) and a poolhouse to go with the luxurious heated swimming pool which is not overlooked. The private gardens are walled and magical with shady fruit trees and space for a vegetable plot. There is also a working well.

This exceptional ensemble has been thoughtfully and lovingly renovated. Double glazed, heated by an energy-efficient...

LOCAL TAXES

Taxe foncière: **1488 EUR**

NOTES