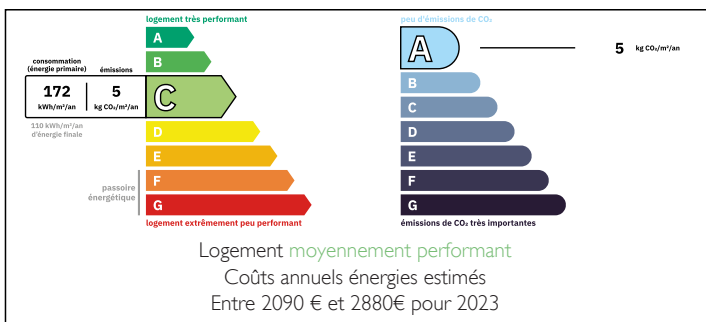


Exquisite, Barn Conversion, with large open-plan living space, courtyard garden & lawns

# EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Vijon   |
| Department: | Indre   |
| Bed:        | 3       |
| Bath:       | 2       |
| Floor:      | 197 m2  |
| Plot Size:  | 2899 m2 |

## IN BRIEF

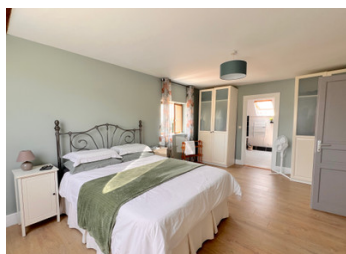
Located in a small hamlet of only four properties, this idyllic, totally modernised and exceptionally economical barn conversion, blends the original features of the barn with modern, contemporary comforts and characteristics.

The small, historic, market town of Boussac is a short drive away, with all the amenities found in a town, Auberge, restaurants, bars, shops and garages, schools, along with the "Old Town" including its impressive château high up on the top of the town. A great place to wander and relax around the town square, which hold its Farmers Market on a Thursday.

The larger towns of Montluçon, La Châtre and Chateauroux, offer the larger commercial centres and the International airport at Limoges, has daily flights to the UK.

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This stunning property, nestled in a charming hamlet, offers a remarkable blend of modern comfort and authentic French barn aesthetics.

Renovated and modernised, using competent architect plans, using the best of materials, features a new roof and contemporary interiors, providing an open-plan living space perfect for family gatherings.

The farmhouse-style kitchen, has a modern, induction hob oven, along with a wood burning stove, great for cooking and heating in the winter months. The central island, with lots of cupboard space, has ample room for food preparation.

The dining area complements this half of the living space and to the other end of the room, a cosy lounge area, with wood burner, exposed stonework, and original beams, and a space currently used for exercise which could also be used to extend the lounge or create a second snug or library area.

Via the bespoke staircase, the upper level boasts three spacious double bedrooms, including a luxurious en-suite with both a bath and shower, complemented by an additional shower room for family or guests.

Outside, the private, walled courtyard, cottage garden invites relaxation, whether dining under the pagoda or unwinding in the jacuzzi with a glass of bubbly.

Additional conveniences include a rear carport, garden shed, and wood store, ensuring a tidy and organized outdoor space, while the front lawn adorned with mature shrubs and trees enhances the property's appeal.

The agent has created an extensive video of the property, so you can visit it in your own time,...