

Two characterful properties set in over an acre of beautiful parkland in the Brenne National Park



## INFORMATION

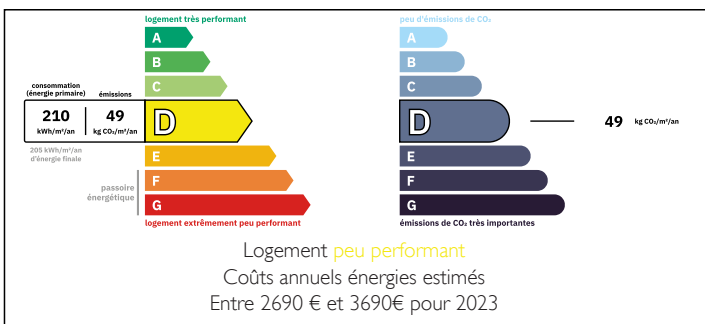
Town:	Azay-le-Ferron
Department:	Indre
Bed:	5
Bath:	5
Floor:	230 m2
Plot Size:	0 m2



## IN BRIEF

One 2 bed and a 3 bed property set in over an acre of parkland in a quiet hamlet. One is accessed via a conservatory at the front which gives access directly into the living room, next comes the kitchen, bathroom and separate wc, a large room currently used as a dining room/bar with a pantry in the corner and doors leading out to the BBQ area. A staircase from the living room leads to 2 bedrooms, one with an ensuite shower room. The other property has an entrance hall, shower room, a room with a feature fireplace and pot-bellied wood burner and a large bedroom, then a large living room with a corner kitchen and a staircase leading to a landing which gives access to a shower room and 2 bedrooms, one with an ensuite shower room....

## 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.



## LOCAL TAXES

**Taxe foncière: 1425 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

One 2 bed and a 3 bed property set in over an acre of parkland in a quiet hamlet. The 2 bed property is accessed via a conservatory at the front which gives access directly into the living room, which has a fireplace with a wood burner, a feature bread oven and exposed wooden beams. Next comes the kitchen, then a bathroom and separate wc the a large room currently used as a dining room/bar with a pantry in the corner, a wood burning stove and doors leading out to the BBQ area. A staircase from the living room leads to 2 bedrooms, one with an ensuite shower room. The 3 bed property has an entrance hall, shower room, a room with a feature fireplace and pot-bellied wood burner and a large bedroom both with exposed wooden beams and original hand made terracotta floor tiles, then a large living room with a corner kitchen and a staircase leading to a landing which gives access to a shower room and 2 bedrooms, one with an ensuite shower room all featuring exposed roof beams. To the outside there is a driveway with 2 separate gated entrances, a BBQ area, garage and a beautiful one acre park with established trees, a veg plot and resident red squirrels! The houses are situated in a quiet hamlet in the Brenne national park and close to the village of Martizay, which has amenities including a bakery, bar, restaurant, bank,...