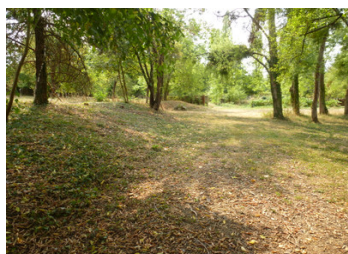


Detached, modern 3/4 bedroom property



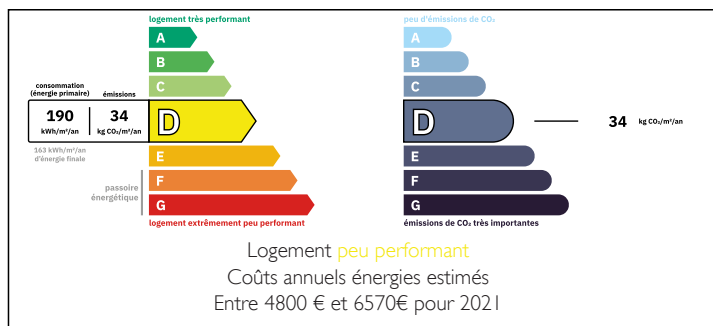
INFORMATION

Town:	Gargillesse-Dampierre
Department:	Indre
Bed:	4
Bath:	2
Floor:	273 m2
Plot Size:	8200 m2

IN BRIEF

This light and airy detached property is located in a sought after location

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: 975 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property comprises of:

Entrance through gates to the driveway.

The entrance hall is on the ground floor which also has access to the large garage, boiler room, workshop, shower room and large open space / room (possible a separate living area). There are stairs from the hallway which lead up to the living area of the house. On the first floor there is the master bedroom with its own bathroom and W.C and doors leading out onto a terrace, a very large lounge/diner with wood burning stove and feature floor to apex ceiling windows overlooked by a minstrels gallery, a good size fitted kitchen, a separate dining room, a very large room, currently used as an office, in this room is a large storage room which could easily be turned into a shower room/W.C, Also on this floor is a W.C and a laundry room. On the second floor there are two further large bedrooms, an attic, a bathroom with W.C and the aforementioned minstrels gallery.

Outside, there is private parking, a very large garden of over 8,000 sqm meters and a large pond with an island in the centre. Set in the sought after area of Gargillesse this is a unique property right near the river.

Just 16 kms to the lovely large town of Argento sur Creuse with all amenities and 95 kms to Limoges with its international airport.

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