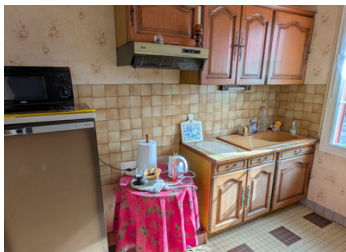


Sous-sol property with 3 bedrooms on the outskirts of thriving village with all amenities.



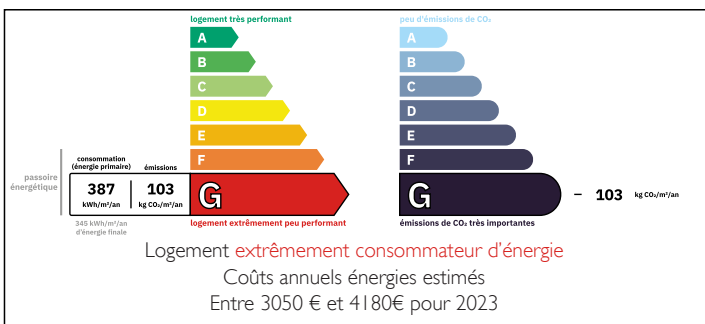
INFORMATION

Town:	Sainte-Sévère-sur-Indre
Department:	Indre
Bed:	3
Bath:	1
Floor:	65 m2
Plot Size:	1 108 m2

IN BRIEF

This detached property with basement and attic, pretty gardens and productive fruit trees, only needs to be modernised in order to create a wonderful home. Steps up from the front garden give access to the house, with its hallway, kitchen, lounge/dining room, three bedrooms (one currently used as a sitting room), shower room and separate toilet. The living rooms look over the lovely back garden from their elevated position, with countryside views beyond. Within walking distance (500m) of the centre of Sainte-Sévère-sur-Indre, with its schools, doctors, dentist, pharmacy, vets, boulangerie, convenience store, post office, hairdressers, bar and popular restaurant, further services can be found in the charming small town of La Châtre (14km).

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: 381 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property has the advantage of being on mains drainage, and also has oil central heating, some double glazing and wooden floors. Its attic is crying out to be converted (subject to consent), as there is already a door from the hallway with a staircase leading up to it. The full-sized basement has a garage door and space for internal parking. There is a door from the kitchen with a staircase that leads down to the basement, perfect for bringing in shopping from the car or to access freezers.

Outside, the gardens are filled with beautiful, ancient roses and an established orchard. There is also a very useful 10m2 wooden garden shed.

Sainte-Sévère-sur-Indre is classified as a "Petite Cité de Caractère" which means that this is a community committed to protecting its heritage. The village is renowned for its connections with French film-maker and comedian, Jacques Tati, who filmed 'Jour de Fête' in the village and used many of the villagers as extras.

Please ask for more information and photos.

Measurements are approximate.

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