

Secluded 4 bed property with outbuildings and large garden with a bar and above ground pool

EXCLUSIVE



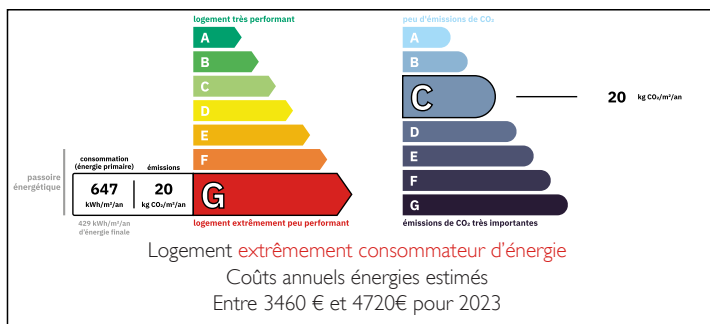
INFORMATION

Town:	Azay-le-Ferron
Department:	Indre
Bed:	4
Bath:	2
Floor:	90 m2
Plot Size:	1282 m2

IN BRIEF

This lovely property consists of a large kitchen/dining room with wooden beams, exposed stone walls, hand made floor tiles and a feature fireplace with a wood burner. A living room comes next, again with wooden beams, a feature fireplace with another wood burner. A corridor then leads to 2 bedrooms, one with a wc and hand basin. The staircase in the living room leads to the first floor which has 2 bedrooms and a family bathroom all with exposed A-frames. The property has a courtyard at the front with outbuildings, one of which houses shower facilities. To the rear is a large garden with a patio/bbq area, above ground pool and a bar/games room. The house is located in a quiet spot in the village of Azay-le Ferron, which has amenities including a bar, hotel/restaurant, pharmacy, shop,...

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: 597 EUR

Taxe habitation: 567 EUR

NOTES

DESCRIPTION

This lovely property consists of a large kitchen/dining room with wooden beams, exposed stone walls, hand made floor tiles and a feature fireplace with a wood burner. A living room comes next, again with wooden beams, a feature fireplace with another wood burner and travertine flooring. A corridor then leads to 2 bedrooms, one with a wc and hand basin. The staircase in the living room leads to the first floor which has 2 bedrooms and a family bathroom all with exposed A-frames. The property has a courtyard at the front with outbuildings, one of which houses shower facilities. To the rear is a large garden with a patio/bbq area, above ground pool and a bar/games room.

The house is located in a quiet spot in the village of Azay-le Ferron, which has amenities including a bar, hotel/restaurant, pharmacy, shop, health centre and chateau etc. The property is approximately 120km from Limoges international airport and 75km from Poitiers Airport and TGV station with Paris or Bordeaux taking around 1hr 30mins. A fantastic opportunity to enjoy the wildlife of the Brenne National Park including Europe's only freshwater turtle habitat and the tranquility this region has to offer. Also close by are La Haute Touche (the largest safari park in France) and the zoo at Beauval (ranked among the top 20 zoos in the world and featuring baby pandas recently born at the site).

Information about risks to which this property is exposed is available on the...