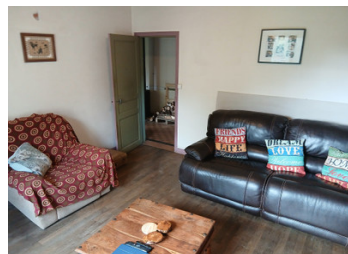


Rural house with holiday cottage for sale – Land 7000m2. Indre (36)



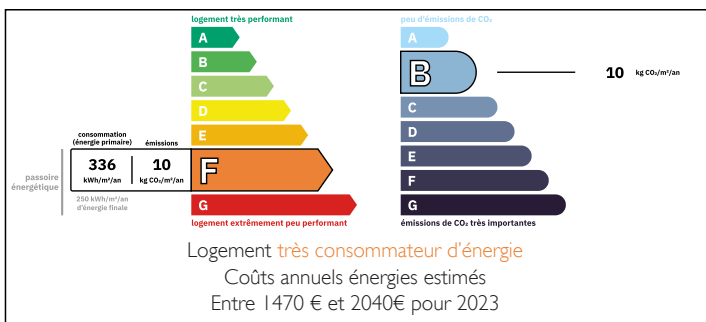
INFORMATION

Town:	Saint-Plantaire
Department:	Indre
Bed:	5
Bath:	2
Floor:	141 m2
Plot Size:	6985 m2

IN BRIEF

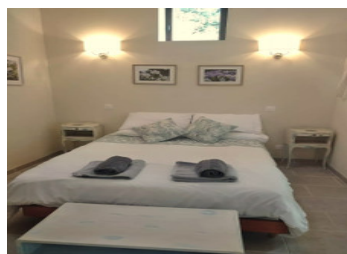
Charming rural property near Fougères featuring an 80 m² stone main house and a fully renovated 120 m² guest cottage. The main house includes a cozy living room with a wood stove, kitchen-dining area, two bedrooms, and a modern bathroom. The guest cottage offers three bedrooms, a bright living space with kitchen, and a private terrace with countryside views. Ideal for combining a peaceful home with a small tourism business.

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: 264 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the heart of a beautiful, green environment, this lovely rural property offers a unique opportunity to combine a primary residence with a tourist business. Located just 5 minutes from Fougere, a great tourist site with a lake and water activities, this 80 m² stone house is habitable but needs updating. It comes with a fully equipped independent guest house, ready to welcome visitors all year round.

Features of the main house:

- Surface area: 80 m² (on two levels)
- Cozy living room with wood stove/fireplace (+/-16m²)
- Fully equipped kitchen and convivial dining room (-+14m²)
- 2 spacious bedrooms (+/- 16m² each)
- Modern bathroom, separate toilet (-+5m²)
- Cellar, laundry room.

DPE: (Main House) F & B

Estimation des coûts annuels : entre 1 470 € et 2 040 € par an

The cottage:

- Surface area: 120 m², completely renovated
- Separate entrance
- Bright living room with kitchen area (+/-20m²)
- 3 bedrooms (+/- 12m² each)
- Shower room, toilet
- Private terrace with views of the countryside

DPE: (Cottage) D & B

Other:

AIRPORTS: LIMOGES 1h13min, PARIS: 3h16min

Trains: Argenton-sur-Creuse 28min

Towns: Aigurande-13min, Eguzon- 14min, Argenton-28min, La Chatre-33min

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