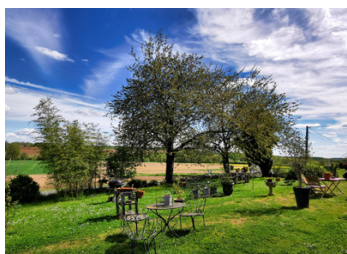


## Charming rural property with 2-beds and outstanding potential – Vicq-sur-Nahon, Loire Valley



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Vicq-sur-Nahon      |
| Department: | Indre               |
| Bed:        | 2                   |
| Bath:       | 1                   |
| Floor:      | 67 m <sup>2</sup>   |
| Plot Size:  | 3051 m <sup>2</sup> |



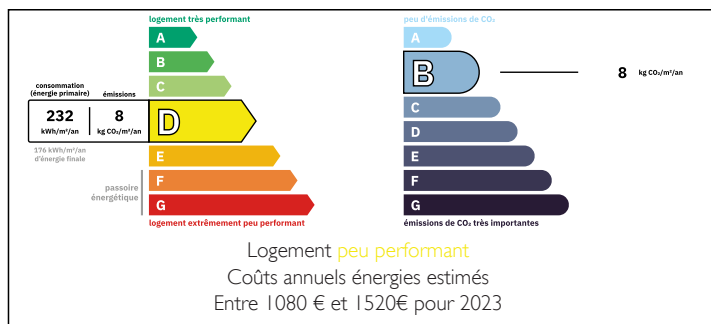
## IN BRIEF

Whether you're seeking a peaceful getaway or a project with strong development potential, this unique home is full of promise.

Life here is both peaceful and connected. The house sits just 1 km from the heart of the village, where you'll find everyday essentials and a welcoming local community. Within easy reach are the historic town of Châteauroux (37 km) and the vibrant city of Tours (87 km), with its TGV links and international access. The nearby A85 motorway (29 km) makes travel effortless.

Set in the southern Loire Valley — a region celebrated for its beauty, gastronomy, and heritage — the property is perfectly placed to enjoy some of France's most iconic experiences. The world-renowned ZooParc de Beauval is just 25 km away, while fairytale châteaux, vineyards, and bustling local markets await exploration in every direction.

## 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.



## DESCRIPTION

Tucked away in the gentle countryside of Vicq-sur-Nahon, this enchanting character home captures everything people fall in love with when they dream of France — authenticity, tranquility, and endless possibility.

Inside, the home welcomes you with warmth and charm. A cosy living room centred around a traditional wood-burning stove invites slow evenings by the fire, while the kitchen's beautiful decorative bread oven is a reminder of a simpler, more timeless way of life. Two comfortable bedrooms provide an intimate and peaceful space to unwind.

But what truly sets this property apart is its extraordinary potential.

The existing living space is just the beginning — with former stables on the ground floor and a vast attic above, there is scope to triple the size of the home, creating guest suites, gîtes, or a spacious family retreat. Whether your vision is a boutique holiday rental, an artist's haven, or a multi-generational home, this is a place where ideas can take shape.

Step outside, and the magic continues. The land is constructible (subject to permission), opening the door to a swimming pool, additional buildings, or landscaped gardens designed for long summer lunches and golden sunsets.

To note:

Air source heat pump (to water radiators) installed in 2023

Double glazing (including attic and stables) installed in 2023

Ground floor:

Kitchen with bread oven 3.3x3.6 - 12.3m<sup>2</sup>

Living room with wood burning stove 5.7x5 - 28.8m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **531 EUR**

## NOTES