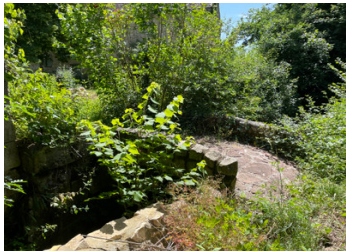


Large 5 bedroom former mill house and gite in a glorious location with river frontage, fishing pond and forest



INFORMATION

Town:	Meunet-Planches
Department:	Indre
Bed:	5
Bath:	4
Floor:	277 m2
Plot Size:	33835 m2

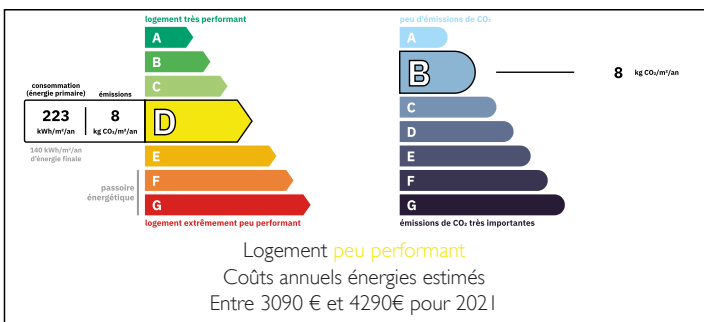
IN BRIEF

This beautiful former mill house and gite has been sympathetically renovated to a good standard and offers more than 3 hectares of land, fruit orchard, forest, fishing pond and also benefits from a river and subsidiary passing through the property. This is a nature lover or fisherman's dream.

Located in the heart of the Berry and only a short drive to the historic town of Issoudun where you will find a weekly market, many shops, supermarkets, restaurants and bars. Also the local village of Meunet-Planches is less than 2 kilometers.

The area offers plenty to do with its many lakes, forests, rivers and Chateaux plus easy transport links via road and rail.

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

Arriving on a small country lane, the entry to this property is via metal gates that leads you into the private central courtyard surrounded by the mill house, gite, double garage and renovated barn and workshop.

The main house is made up of an entrance hall that leads through to the kitchen/diner and also a massive stone floored lounge area with a feature wood burner located in the centre of the room. Both rooms have access out to the rear terrace that looks out over the back garden, river and vegetable plot.

There is an attractive wooden staircase leading up from the lounge area to the large principal bedroom with en suite and W.C. The other 3 bedrooms are accessed via a spiral staircase from the entrance hall, one of the bedrooms is en suite but there is also a family bathroom and toilet.

The gite can be accessed via an internal door to the house or from a private entrance from the courtyard. Downstairs is an open plan kitchen/diner with a log burner set into the former fire place, upstairs is a spacious bedroom with attached bathroom and toilet. The bedroom benefits from double doors leading out to a stunning terrace with views down to the river.

The property benefits from many original features, is heated by a very efficient heat pump and double glazed throughout.

The large barn in principal has been split into 3 sections. To the left a large open workshop with a roller...

LOCAL TAXES

Taxe foncière: 698 EUR

NOTES