

Picture-perfect, totally modernised, stone, farmhouse, with land, pool and amazing open views



INFORMATION

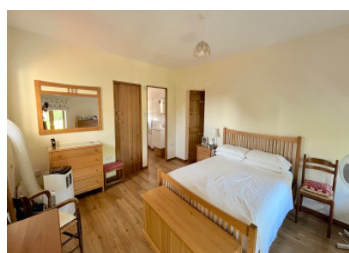
Town:	Crozon-sur-Vauvre
Department:	Indre
Bed:	4
Bath:	2
Floor:	153 m2
Plot Size:	10366 m2

IN BRIEF

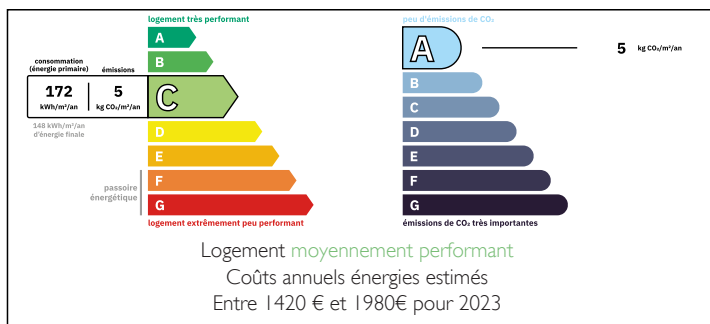
Located in a sleepy hamlet above valleys and fields below, offering exceptional views; this exceptional property cannot fail to please.

Situated between the historical towns of La Châtre, Aigurande and Neuvy Saint Sépulchre, known for its romane basilica of the 11th century, directly inspired the the Saint Sépulchre in Jerusalem. It is one of the few buildings of this type in France and is listed as a UNESCO World Heritage site as part of the Routes of Santiago de Compostela.

La Châtre boast it's association with Chopin and its medieval centre with wooden houses and "donjon" and Aigurande a vibrant, small, rural, market town, with its lime tree lined market place, and bars and restaurants surrounding, the Friday Farmer's market is a real attraction.



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: 300 EUR

NOTES

DESCRIPTION

This beautifully presented property has been meticulously modernised with master craftsman skills and the best of materials.

A loving family home, where the rooms are spacious and bright and with enough outside space for a small holding or simply to relax overlooking the garden and prairie beyond, and out over the magnificent rural scenery.

Last on the hamlet lane, in an elevated position, offering beautiful views over the rural countryside, the front courtyard, to the property has ample room for parking. Two terraces, one covered give areas to sit in the shade on hot summer days.

Entering the house, the property has a comfortable feel and has been modernised, and created from the original barn, with flair and taste. The front door leads to a large open-plan living area, with the lounge to the front and dining area to the rear. The lounge has a feature log-burner, large glass windows and door, and the room offers access to the first floor as well as the large terrace, garden, pool and land to the rear.

To one side, a lovely, cottage style kitchen with lots of workspace. Room for a family to eat at the table and a feature fireplace and woodburner. There is also a separate pantry, access to the side of the house, laundry room, and WC.

Back to the main living room which gives access to the upstairs, where off the landing, there are three above average sized double bedrooms, one of which has an en-suite...