

Detached two bedroom property with potential to expand. Attached barn/garage and large garden.

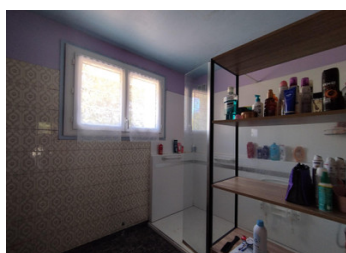
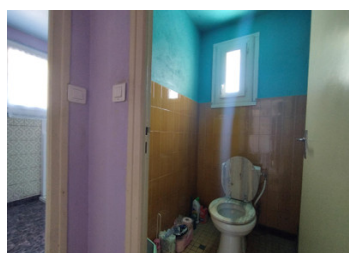
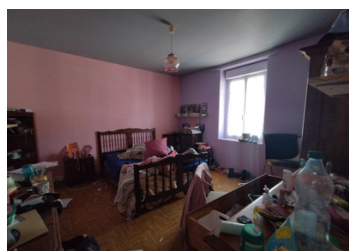


INFORMATION

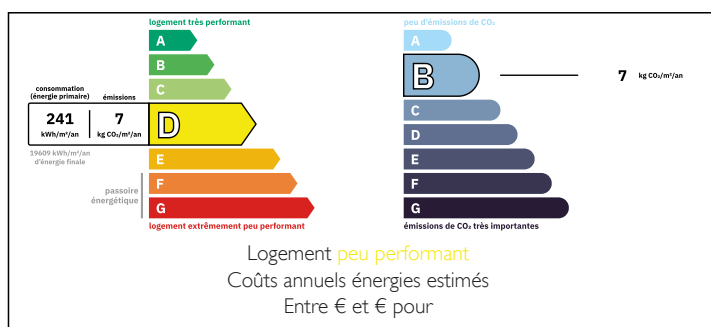
Town:	La Châtre-Langlin
Department:	Indre
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	8000 m2

IN BRIEF

Two bedroom home with large semi converted loft with space for a further two bedrooms. fitted kitchen/dining room, lounge, ground floor bathroom, utility room, large barn, garage, cave and terrain suitable for animals bordering the river.



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

Accessed directly from the road, this attractive property is fully enclosed and offers excellent privacy and security. Electrical connections have already been installed for electric entrance gates, while the front of the property provides private off-road parking for up to four vehicles.

The front door opens into a spacious, fully fitted kitchen/dining room (4.0m x 4.0m), complete with integrated appliances and a useful storage cupboard to the rear. From here, you enter the comfortable lounge (3.8m x 4.1m), creating a practical and welcoming living space.

To the right of the lounge are two generously sized double bedrooms measuring 4.0m x 4.10m and 4.0m x 4.25m respectively. To the left is the staircase leading to the first floor, while straight ahead you will find a spacious shower room (3.6m x 4.1m) and a separate utility room (3.25m x 2.9m), which also provides direct access to the rear garden.

The first floor offers an excellent opportunity to create additional living accommodation. Measuring approximately 9.10m x 7.6m, the space has already been boarded and has electricity installed, allowing the new owner to complete and configure it to suit their individual requirements.

The property further benefits from a reversible air-source heat pump providing efficient heating and cooling, double glazing throughout, automatic electric shutters, and 12 solar panels, offering enhanced energy efficiency and reduced running costs.

Outside, the property enjoys a private rear garden, mainly laid to lawn, providing an ideal space for relaxing, entertaining, or family enjoyment. Attached to the house is a...

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