

Just reduced! Two houses for an exceptional price! Traditional, stone town houses with balcony in good order.



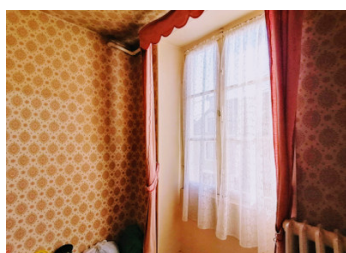
## INFORMATION

Town:	Saint-Gaultier
Department:	Indre
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	0 m2

## IN BRIEF

Two town houses in good solid condition and for years, much-loved family homes. Excellent value and now priced for a quick sale. There is a communicating interior door between the two houses via a utility room, providing discrete access if needed. The exterior doors to each house are completely separate. The rear house of 59m2 has a covered balcony, perfect for a morning coffee or evening apertif. The attics have great potential as extra living space. Ideal for two generations, or as a second home, bed and breakfast or gîte. The heating is electric and there's a separate boiler room.

The first house of 83m2 comprises entrance hall with door to the stairs; door to a large kitchen, separate living/dining room with access to the outside, laundry room with door to ...



## ENERGY - DPE

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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

The second house to the rear comprises separate entrance door, small hallway with communal door and stairs to the first floor, landing with covered balcony, kitchen, living room with parquet flooring / bedroom with access to the bathroom. Staircase to large 30m2 attic with dormer windows.

Both houses have private exterior access as well as an internal communicating door. Updating required though habitable immediately. Set centrally in the historic small town of Saint Gaultier, gateway to the Brenne Regional Nature Park and a few steps away from lovely riverside walks.

Set in the very heart of Saint-Gaultier, with around 2,000 inhabitants and located on the River Creuse. Discover the Brenne countryside of 4000+ lakes by foot, bike or horseback, perfect for lovers of outdoor activities, sports and wildlife. Easy access to the Creuse valley and many picturesque towns and villages such as Gargillesse, Eguzon and Crozant. Saint Gaultier retains its Romanesque church, ancient streets with attractive old houses and lovely green walks along the banks of the River Creuse where much wildlife can be seen. The Tourist Office offers guided tours in season as well as bike rentals. Fishing cards can be obtained too. Nearest airport approximately 1 hour at Limoges. Boulangerie, weekly market, pharmacy, post office, restaurants and bars all a few minutes' walk away. Saint Gaultier has a large local supermarket and larger retail outlets are at Chateauroux. Good transport links with A20 autoroute and rail at Argenton-sur-Creuse.

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Information about risks...

## LOCAL TAXES

**Taxe foncière: 600 EUR**

**Taxe habitation: EUR**

## NOTES