

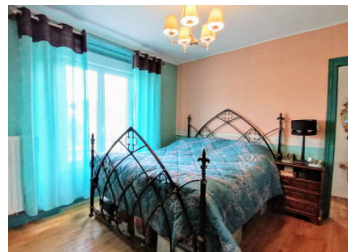
Sunny 3-4 bedroom detached house with pool and garden on all sides, perfect for relaxed outdoor living.



EXCLUSIVE

## INFORMATION

Town:	ST GAULTIER
Department:	Indre
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	1892 m2



## IN BRIEF

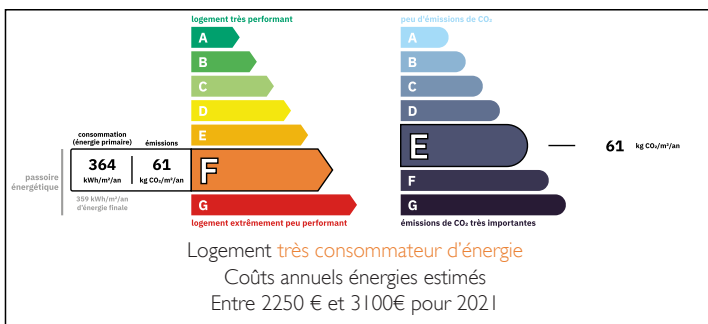
This attractive house enjoys good privacy and is not overlooked. It offers a conservatory and sunny raised terrace with plenty of space. Country walks are a few steps from the rear garden and restaurants, boulangerie and shops all within walking distance at St Gaultier. Double glazing, gas central heating and electric entrance.

Ground floor: entrance, living room with veranda offering sweeping garden views, a fitted and equipped kitchen, shower room and separate WC. First floor: landing, two bedrooms, attic bedroom, bathroom with WC which is en suite and small study/bedroom. All recently redecorated.

Large cellar.

Non-adjointing outbuilding used as a double garage and workshop. Above ground 7x4m swimming pool with soft cover. An outdoor terrace is in front of the veranda providing plenty of space to enjoy the garden, a coffee or aperitif..

## 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

Please note the swimming pool is not in working order and requires a new liner.

The town is situated in the Parc Naturel de la Brenne, popular for its 4000+ lakes and a wealth of outdoor wildlife and sporting activities as well as the swimming lake and beaches at Bellebouche, Belabre and St Genou. The town has a popular market every Friday, shops, boulangeries, bars and restaurants. The Auberge de Thenay is walking distance from the property. Larger retail and a rail station are found at Argenton-sur-Creuse and the regional capital city, Châteauroux. The A20 autoroute is 15 minutes away and the town is an easy 5 hour drive from the ferry ports at Caen, Le Havre and Dieppe.

St Gaultier gained its wealth from charging tolls to cross the river Creuse and this 1940s house is just across the former toll bridge.. The town has a primary school, and the well-rated College Jean Moulin secondary school is a 20 minute walk away from this property.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière:	470 EUR
Taxe habitation:	EUR

## NOTES