

## Perfectly located townhouse with garden in historic Saint-Benoît-du-Sault



## INFORMATION

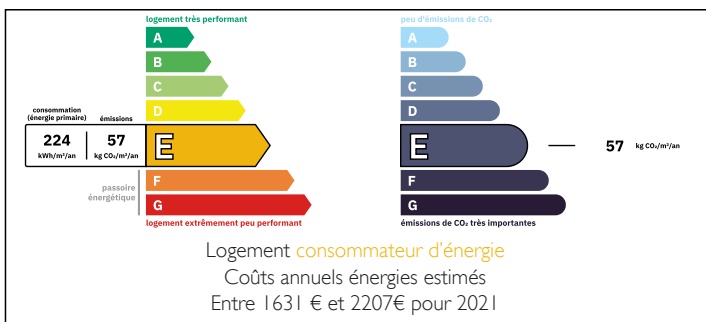
Town:	Saint-Benoît-du-Sault
Department:	Indre
Bed:	3
Bath:	2
Floor:	104 m2
Plot Size:	384 m2

## IN BRIEF

Your chance to own a slice of history in one of the "Most Beautiful Villages in France." This is a real delight that keeps unfolding to reveal three bedrooms, two bathrooms and kitchen plus large lounge. Many unique features and the character of this house have been preserved whilst all necessary renovations are completed. Full amenities available in town including school, supermarket, petrol station, cafes and restaurants and you are only around 20 minutes to the larger town of La Souterraine with train connections to Paris and beyond. Limoges airport is under 1 hour

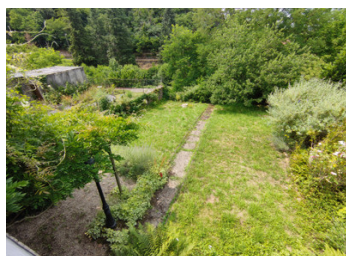


## ENERGY - DPE



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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

If you are looking for a real slice of history then go no further. This stunning house in Saint-Benoît-du-Sault is reaching out to you!

Packed full of character, this house has been tastefully redecorated whilst paying homage to the location. There are two entrances from the street. The main entrance floor up brings you into the reception lounge which features a large granite fireplace with wood burner. The double doors open onto a terrace and take in the views across the garden and the old ramparts not too far away. The room is of very generous proportions for this type of house and holds a secondary dining table and comfortable seating around the fireplace.

The Master bedroom is located on this level featuring polished tomette floor tiling and is of generous proportions. The family bathroom has been created on this level complete with a full size bath for relaxing after a day exploring the historic village. Another room on this floor is currently used as a third bedroom.

Downstairs the fully equipped kitchen features a built in oven and wooden benchtops. The use of bright colours and subway tiles blends well with the ancient wood beams and solid granite steps. The second bedroom mirrors the size of the large lounge above and comfortably holds two double beds and features another stone fireplace. There is a downstairs character shower room with WC.

Double doors from downstairs take you out onto a ground level terrace area. This provides fabulous options...

## LOCAL TAXES

**Taxe foncière: 550 EUR**

**Taxe habitation: EUR**

## NOTES