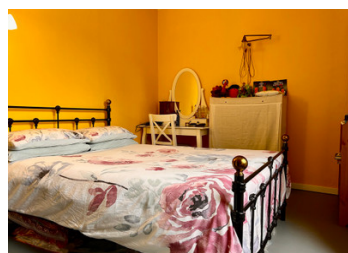
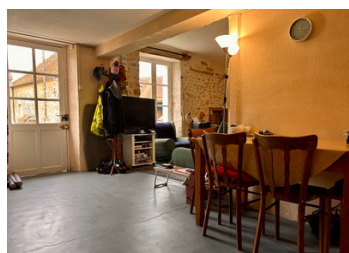


Cute little cottage with a big personality tucked away in quiet hamlet just perfect for a rural hideway



## INFORMATION

Town:	Tilly
Department:	Indre
Bed:	1
Bath:	1
Floor:	53 m2
Plot Size:	2041 m2



## IN BRIEF

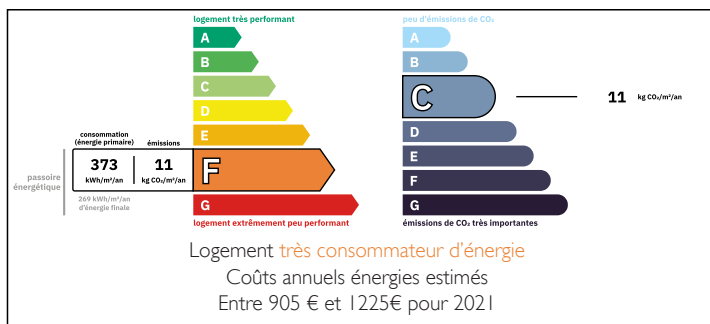
This pretty little cottage, set in a peaceful location, is a perfect hideaway for anyone who is dreaming of owning a piece of rural French countryside. Ready to move into this lovely house has so much potential at a really affordable price.

The porcheries (piggeries) attached to the property come complete with planning permission to extend the living accommodation and could even offer the business potential of an extra bedroom and bathroom for a little B&B, an art studio, or workshop.

The land is glorious and at the moment it is home to 2 ponies, who happily graze all day, surrounded by mature fruit trees in their very own bucolic idyll.

The current owner has also developed a small successful Glamping campsite.

## 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:	392 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Just outside the pretty village of Tilly, this terraced property benefits from a well maintained front garden and room to park your car.

On entering the property you step into the kitchen (approx 18 m<sup>2</sup>) with a log burner, sink, storage and dining table.

To the left is the living room (approx 9 m<sup>2</sup>) with a window to the front of the property, and feature stone wall.

Through the kitchen you enter the pretty and bright double bedroom (approx 10.5m<sup>2</sup>) with a window overlooking the gravelled terrace and the land beyond.

At the end of the kitchen there is a doorway to what is currently being used as the craft room (approx 9m<sup>2</sup>) ideal for all the creatives among you. Past this and you enter the shower room and toilet.

The back door to the garden is in the craft room and you are immediately met with a lovely seating area, perfect for your coffee in the mornings or a glass of wine in the evenings.

There is also scope to develop the attic space (subject to planning permissions) and create a lovely master suite/office space/art studio.

This gravelled area also comes with 3 raised beds, ideal for growing your own vegetables. Along the side of the terrace are the porcheries, comprised of 3 rooms. The 1st (approx 4 m<sup>2</sup>) has a lovely little bread oven feature; the 2nd (approx 4,5 m<sup>2</sup>) and 3rd (approx 4.5 m<sup>2</sup>). All three rooms have planning permission to...