

Perfect 2-bedroom countryside bungalow with large, fully-fenced garden.



INFORMATION

Town:	Pérassay
Department:	Indre
Bed:	2
Bath:	2
Floor:	71 m2
Plot Size:	1350 m2

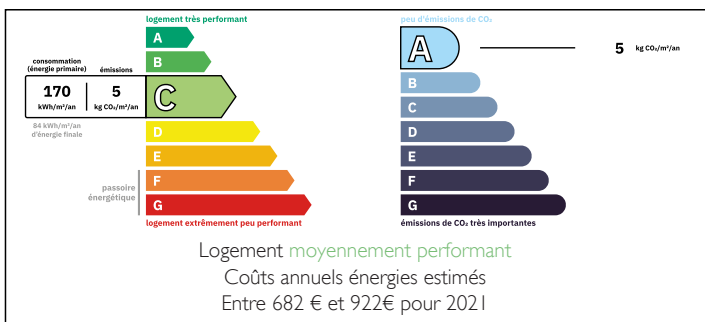
IN BRIEF

In a hamlet but just steps away from a bus stop to all facilities, this fully-renovated house is move-in ready. A stylish Phénix bungalow, built in 1978, it has been reconfigured and modernised by its current owner to provide a fully-equipped dining kitchen, open to the lounge with its economical wood pellet burner, and leading to a spacious conservatory that makes the most of the lovely south-west facing back garden.

With everything on the ground floor, there are two ensuite double bedrooms, and a separate toilet for guests. Electric shutters are fitted to every window.



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

Outside, the garden is fully fenced and stocked with spring bulbs, flowers, a magnificent camellia, rhododendrons, established fruit trees, raspberry canes and a potager. A well provides water for the plants.

Two attached garages (totalling 44m2) complete the picture, with plenty of space for a workshop.

A short drive to the village of Pérassay, with its own bar/restaurant, the property is only 7 minutes from the historic village of Sainte-Sévère-sur-Indre, with its schools, doctors, pharmacy, vets, boulangerie, convenience store, post office, hairdressers and popular restaurant. Further services can be found in the charming small town of La Châtre, or, in the other direction, the well-served town of Boussac.

This is a property where every comfort has been catered for. Please ask for more information and photos.

Property measurements are approximate.

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

LOCAL TAXES

Taxe foncière: 250 EUR

Taxe habitation: EUR

NOTES